

# Executive Summary Report

Appraisal Date 1/1/2002 - 2002 Assessment Roll

Area Name / Number: SeaTac / 50

Previous Physical Inspection: 1997

## Sales - Improved Summary:

Number of Sales: 537

Range of Sale Dates: 1/2000 – 12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2001 Value</b>	\$47,300	\$129,600	\$176,900	\$193,200	91.6%	9.67%
<b>2002 Value</b>	\$57,300	\$134,100	\$191,400	\$193,200	99.1%	6.59%
<b>Change</b>	+\$10,000	+\$4,500	+\$14,500		+7.5%	-3.08%
<b>% Change</b>	+21.1%	+3.5%	+8.2%		+8.2%	-31.85%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -3.08% and -31.85% actually represent an improvement.

Sales used in Analysis: All improved sales which were verified as good were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This excludes previously vacant and destroyed property partial value accounts.

## Population - Improved Parcel Summary Data:

	Land	Imps	Total
<b>2001 Value</b>	\$48,700	\$127,800	\$176,500
<b>2002 Value</b>	\$59,500	\$129,400	\$188,900
<b>Percent Change</b>	+22.2%	+1.3%	+7.0%

Number of improved Parcels in the Population: 6017

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2001 or 2002 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

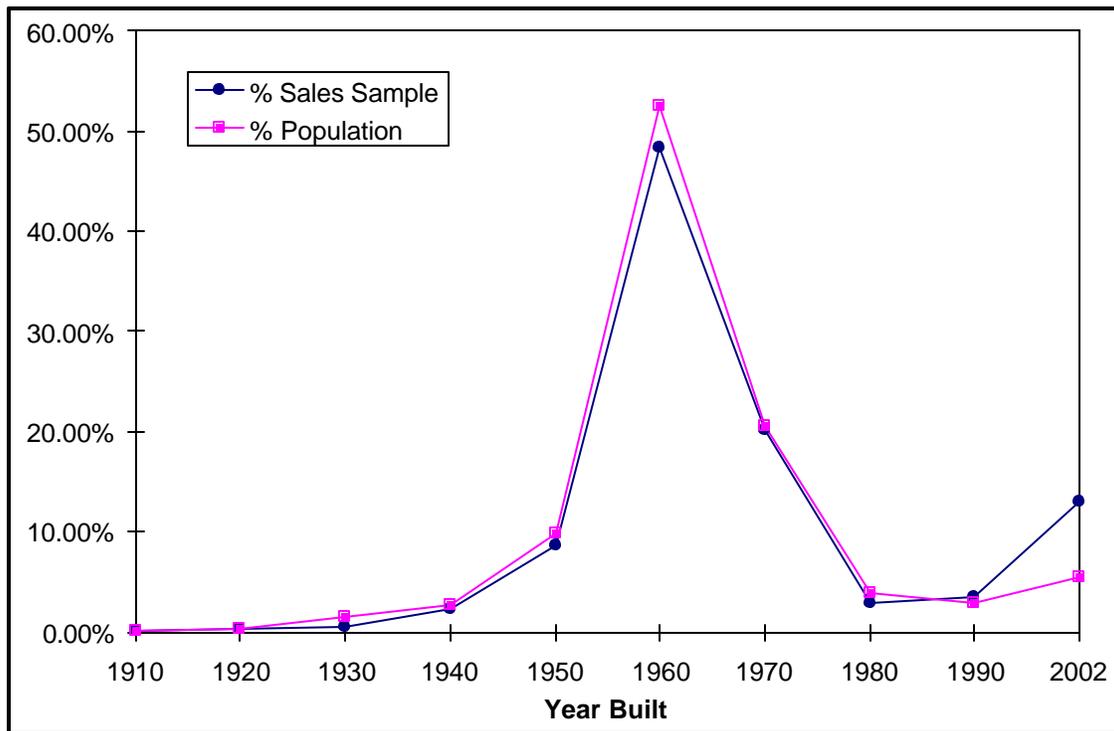
## Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2002 Assessment Roll.

### **Sales Sample Representation of Population - Year Built**

<b>Sales Sample</b>		
Year Built	Frequency	% Sales Sample
1910	1	0.19%
1920	2	0.37%
1930	3	0.56%
1940	12	2.23%
1950	46	8.57%
1960	260	48.42%
1970	108	20.11%
1980	16	2.98%
1990	19	3.54%
2002	70	13.04%
	537	

<b>Population</b>		
Year Built	Frequency	% Population
1910	11	0.18%
1920	22	0.37%
1930	91	1.51%
1940	159	2.64%
1950	593	9.86%
1960	3163	52.57%
1970	1239	20.59%
1980	234	3.89%
1990	176	2.93%
2002	329	5.47%
	6017	

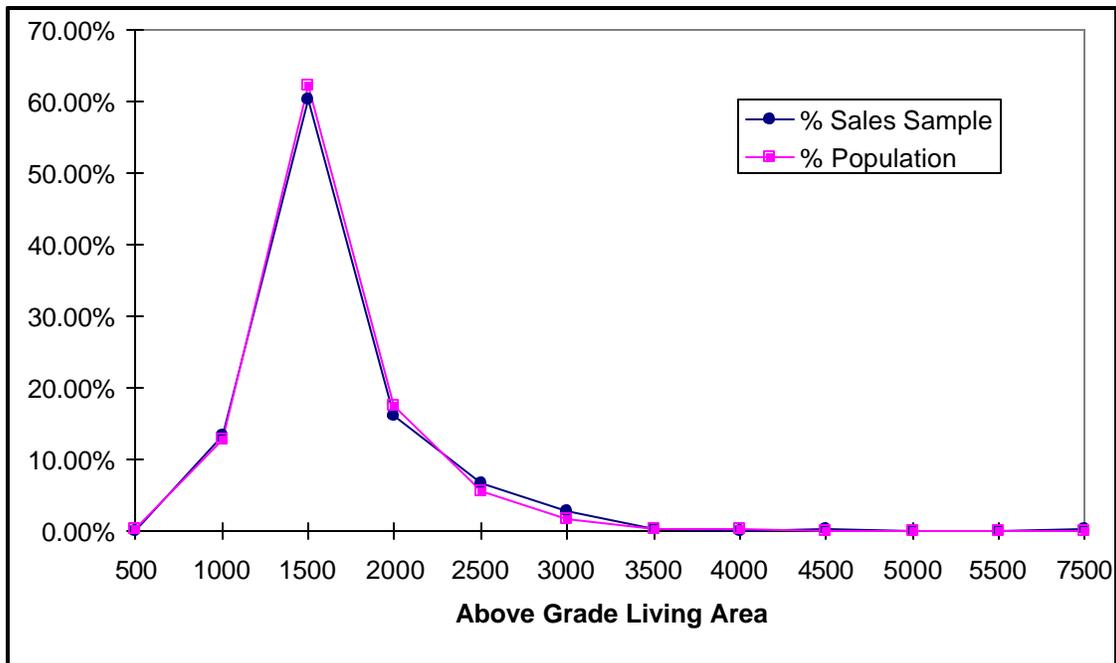


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	72	13.41%
1500	324	60.34%
2000	87	16.20%
2500	36	6.70%
3000	14	2.61%
3500	2	0.37%
4000	0	0.00%
4500	1	0.19%
5000	0	0.00%
5500	0	0.00%
7500	1	0.19%
	537	

Population		
AGLA	Frequency	% Population
500	9	0.15%
1000	769	12.78%
1500	3738	62.12%
2000	1047	17.40%
2500	328	5.45%
3000	94	1.56%
3500	21	0.35%
4000	7	0.12%
4500	2	0.03%
5000	0	0.00%
5500	0	0.00%
7500	2	0.03%
	6017	

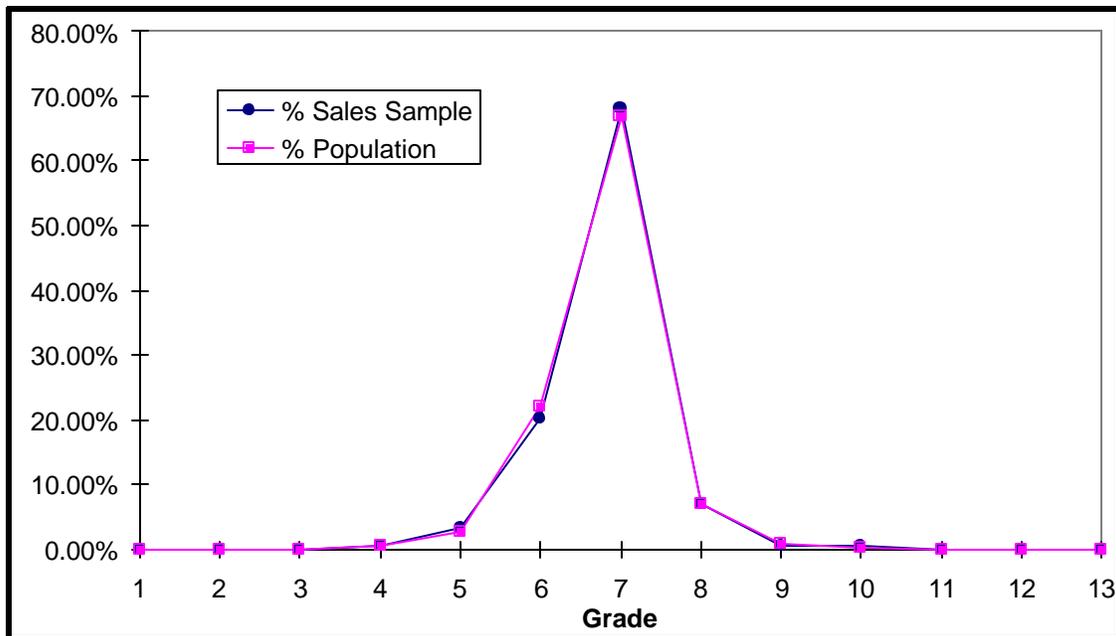


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### **Sales Sample Representation of Population - Grade**

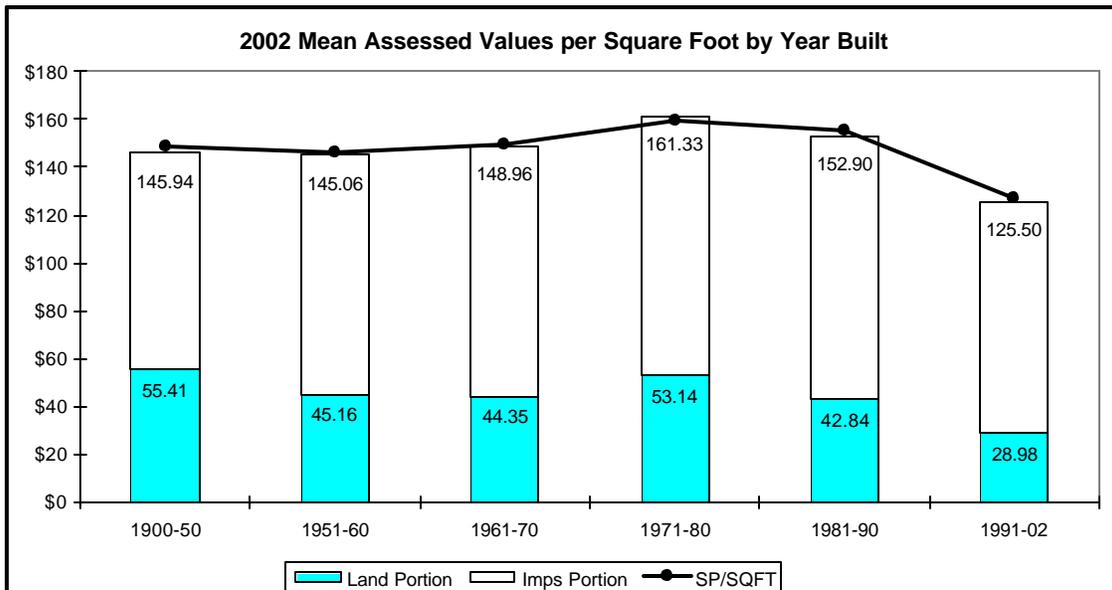
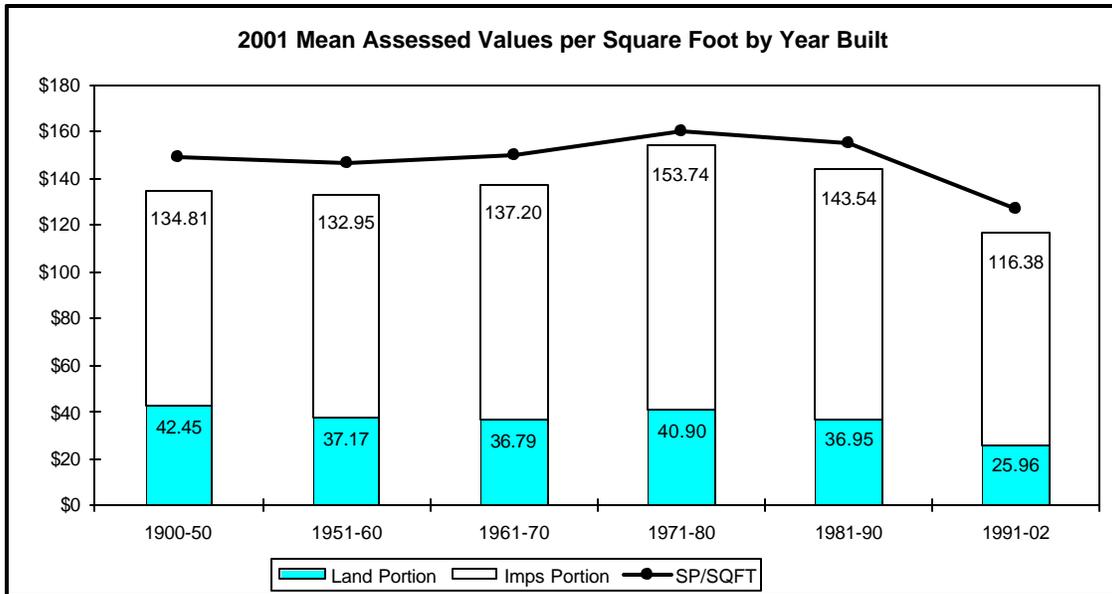
<b>Sales Sample</b>		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	0.56%
5	17	3.17%
6	109	20.30%
7	365	67.97%
8	37	6.89%
9	3	0.56%
10	3	0.56%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	537	

<b>Population</b>		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	30	0.50%
5	168	2.79%
6	1329	22.09%
7	4018	66.78%
8	412	6.85%
9	47	0.78%
10	9	0.15%
11	2	0.03%
12	1	0.02%
13	0	0.00%
	6017	



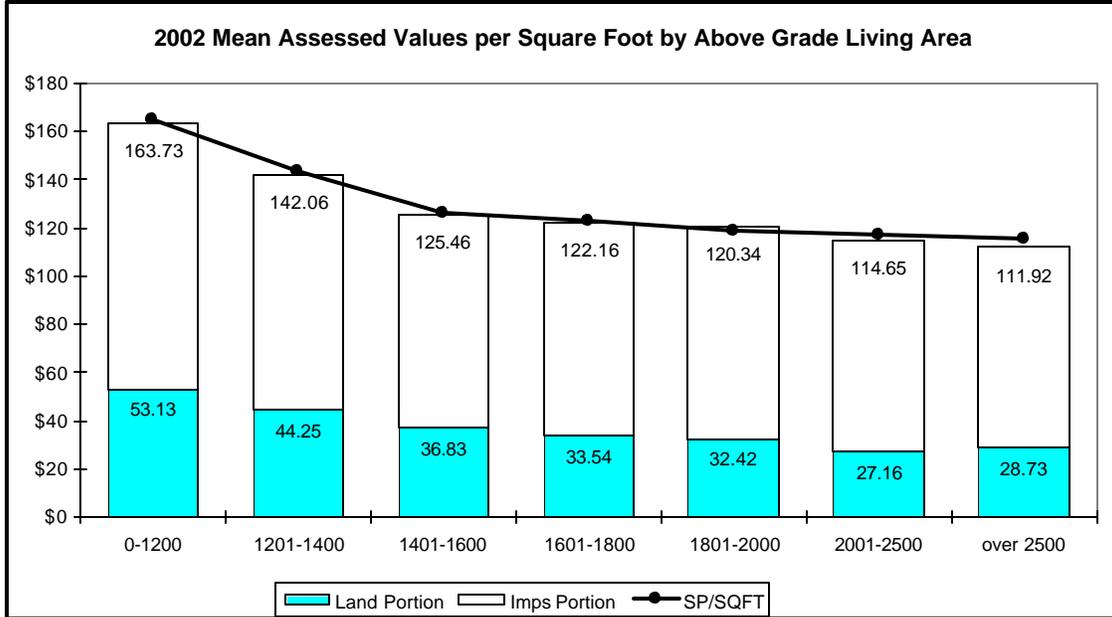
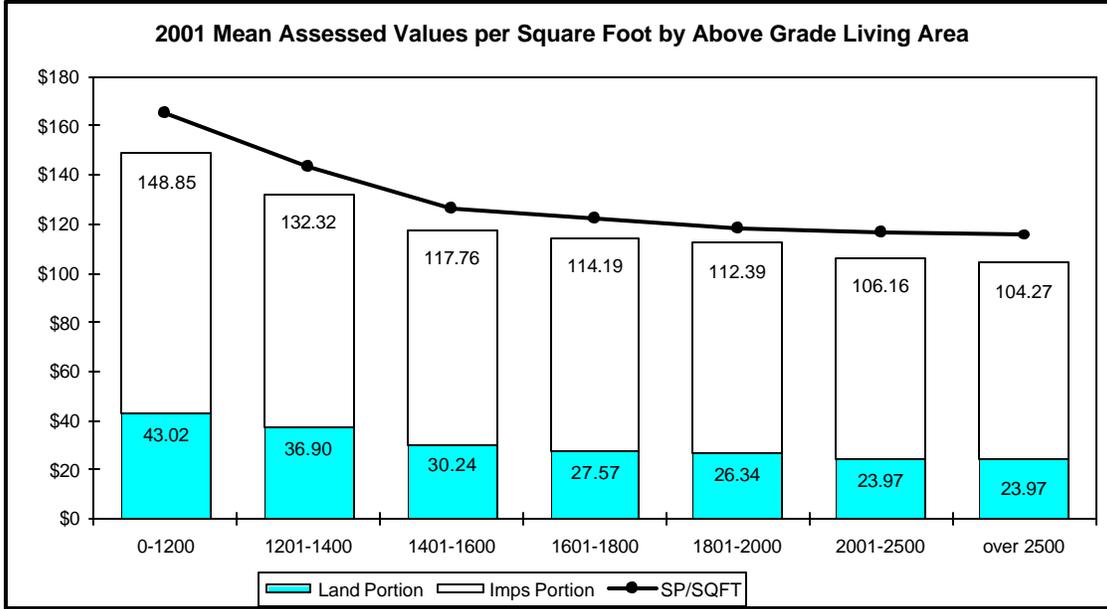
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## Comparison of 2001 and 2002 Per Square Foot Values by Year Built



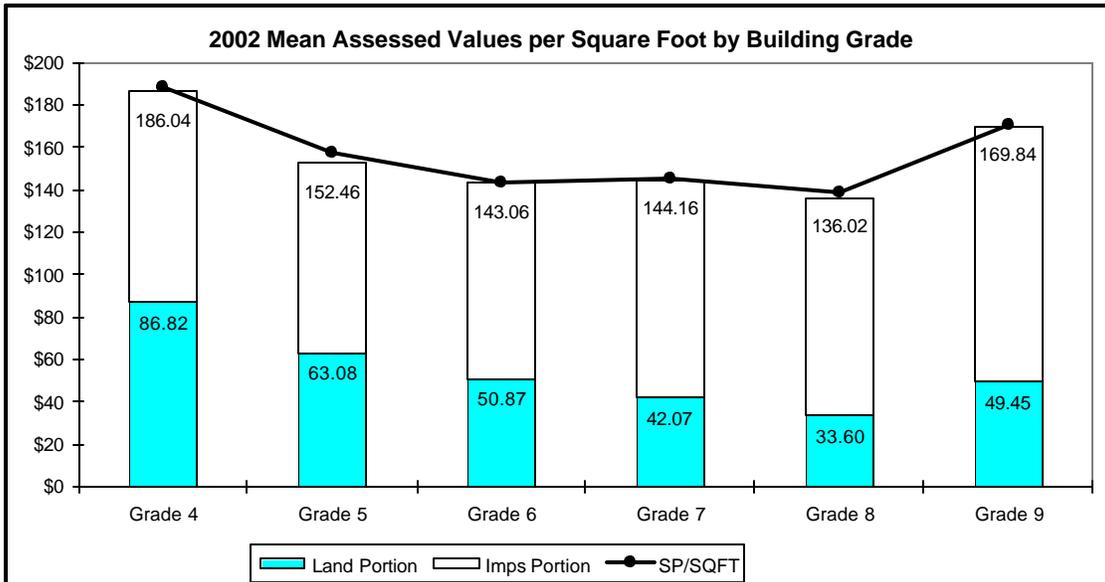
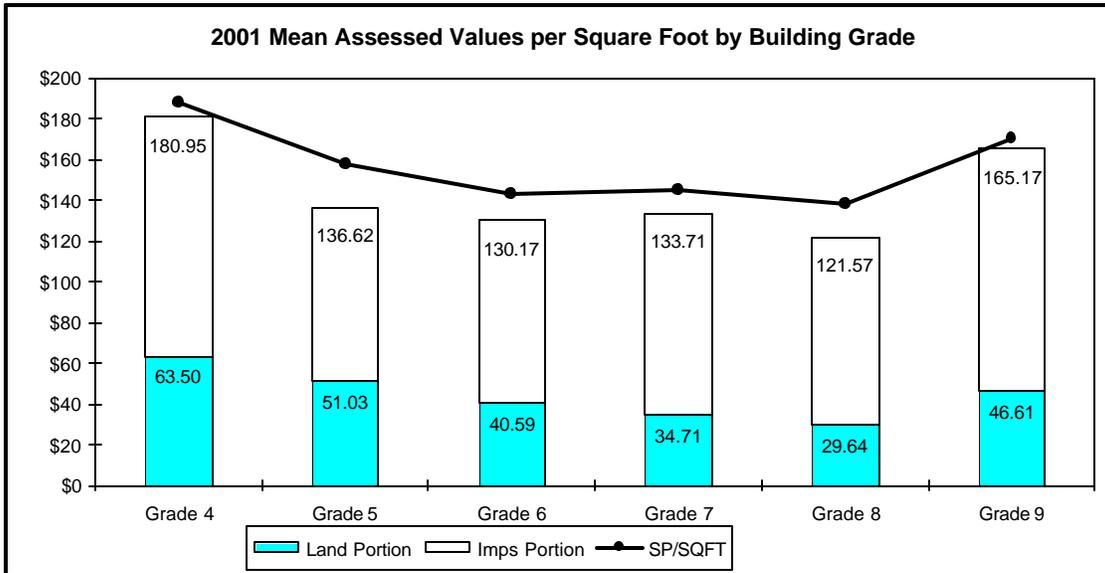
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



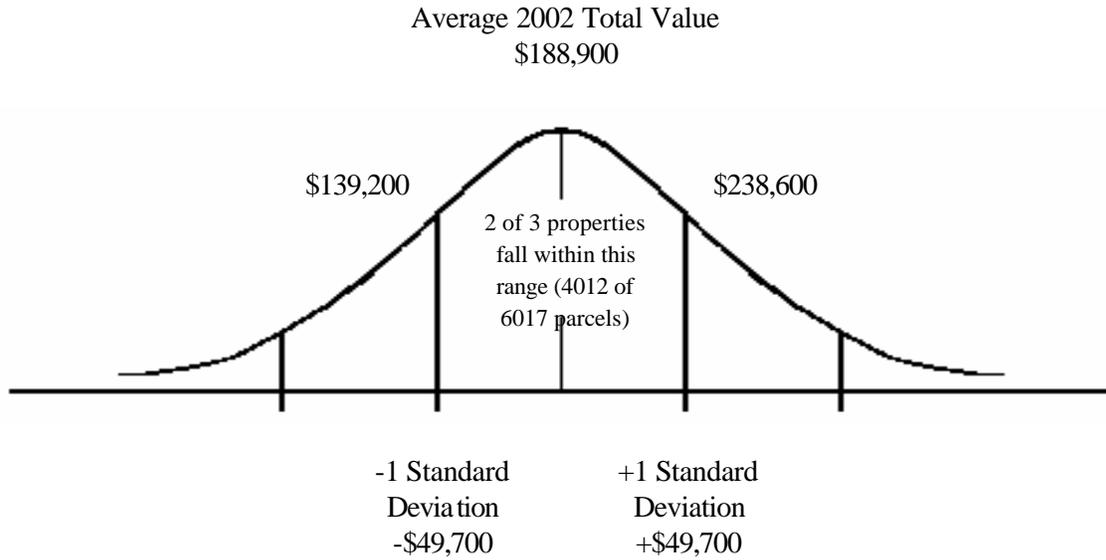
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## Comparison of 2001 and 2002 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. There were 3 grade 9's and 3 grade 10's in the sales sample.

## Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2001 or 2002 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

## **Analysis Process**

### ***Appraisal Team Members and Participation***

The valuation for this area was done by the following Appraisal Team. The degree of participation varied according to individual skill in relevant areas and depending on the time they joined the team.

- ? Laurie Brandon – Appraiser II (Major responsibilities: Team Lead, Coordination, Appraisal Analysis, Sales Verification, Model Building)
- ? Denise Hauck – Appraiser I (Major responsibilities: Appraisal, Sales Verification)
- ? Kolb, Peter – Appraiser I (Major responsibilities: Appraisal, Sales Verification)
- ? Sherry Wolahan – Appraiser I (Major responsibilities: Appraisal, Sales Verification)

### ***Highest and Best Use Analysis***

**As if vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

**As if improved:** Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

**Standards and Measurement of Data Accuracy:** Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

### ***Special Assumptions, Departures and Limiting Conditions***

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ? Sales from 1/2000 to 1/2002 (at minimum) were considered in all analyses.
- ? No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- ? This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.
- ? King County Residential Appraisers have carefully considered the impact of the national and regional economy on King County's residential real estate market. Prior to the current assessment cycle, countywide ratio studies were performed to reaffirm market direction and promote uniform valuation.

## ***Identification of the Area***

### **Name or Designation:**

Sea Tac

### **Boundaries:**

This area is bounded on the north by Highway 518 and on the south by South 216<sup>th</sup>. It is bounded on the west by 1<sup>st</sup> Avenue South and on the east by Military Road and I-5.

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

Area 50 includes most of the City of Sea Tac, parts of the City of Burien, and City of Des Moines. Familiar neighborhoods are Manhattan, McMicken Heights, and Angle Lake. Most homes are average quality, built in the 1960's with 1500 square feet above ground living area.. There are better quality homes located near Angle Lake. Many homes adjacent to Angle Lake have lake views. In Des Moines there are neighborhoods in higher elevations with fairly good views of Puget Sound. There are significant nuisance factors affecting this area including the airport noise and surrounding commercial influences. There continues to be speculation and uncertainty regarding potential market impact of the proposed third runway expansion of Sea Tac Airport. The Port of Seattle buy-out and removal of homes adjacent to the planned runway is nearly complete. Analysis of double sales in this vicinity indicates continued market appreciation.

## ***Preliminary Ratio Analysis***

A Ratio Study was completed just prior to the application of the 2002 recommended values. This study benchmarks the current assessment level using 2001 posted values. The study was also repeated after application of the 2002 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 9.67% to 6.59%.

## ***Scope of Data***

### **Land Value Data:**

Vacant sales from 1/2000 to 1/2002 were given primary consideration for valuing land. The sales used included sales from newer plats as well as vacant infill lots from older established plats. There were no vacant waterfront sales available from this area or comparable areas. It was necessary to utilize paired sales analysis to develop land values for waterfront.

### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all

sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

## **Land Model**

### ***Model Development, Description and Conclusions***

Area 50 has three sub areas; 50-2, 50-8, and 50-9. There are a total of 6,641 parcels of which 463 are vacant. The area is comprised largely of older, established plats that surround Sea Tac Airport on the west, east, and south sides.

There are a fair number of recent short-plats and subdivisions of larger lots creating additional building sites. There was a sufficient number of vacant sales to serve as the basis for land valuation.

There are four main market segments in this area. These areas will be referred to as Sea Tac (which includes portions of east Burien and west Des Moines), North Des Moines, McMicken Heights, and Angle Lake.

Sea Tac is located immediately adjacent to the airport. It is intersected by several major arterials resulting in heavy traffic and commercial influence. The typical site value in an average neighborhood, without negative influences, is \$50,000. This is where the buy-out of properties by the Port of Seattle has occurred. The boundaries for the buy-out are as follows: SR 518 on the north, 12<sup>th</sup> Avenue South on the east, South 176<sup>th</sup> Street on the south, and Des Moines Memorial Drive on the west. Removal of homes is near completion. The Port of Seattle is in the process of merging vacant single parcels into large acreage parcels for airport use. These parcels have been equalized in value with commercial properties.

North Des Moines is located a little farther south of the airport. This area is also impacted by heavy traffic along major arterials with commercial influence, but to a lesser extent than Sea Tac. The better neighborhoods are on the west side of Des Moines Memorial Drive where there are some Puget Sound views. The typical non-view site value is \$55,000. On the east side of Des Moines Memorial Drive the typical site value is \$50,000. Small, vacant lots on streets without sewer, were not valued as buildable sites.

McMicken Heights is the area east of the airport with Pacific Highway South as the western boundary. Subdivisions, heavy traffic, and commercial influences are factors in this area. There is a current trend to rezone 31<sup>st</sup> and 32<sup>nd</sup> Avenue South from Single Family to higher density Multi-Family. There is a significant amount of short plat activity. Subdivision potential was considered in land values where it was determined feasible. The typical site value is \$60,000. Lots in newer plats with better amenities are valued at \$75,000 to \$80,000.

Angle Lake is located in the southern part of the sub-area 50-9. It is considered to be a Class II Wetland which has a 50 foot buffer requirement. There were no vacant waterfront sales available on Angle Lake or other small lakes in competing neighborhoods. Paired sales analysis was used to determine waterfront land values. Subdivision of waterfront parcels was also prevalent. Potential for subdivision was considered on lots 60 feet or greater in width. For waterfront lots the base land value is \$160,000 plus \$500 per front foot. A standard waterfront lot is valued at \$180,000. Standard lots with waterfront rights are valued at \$70,000.

For acreage values it was necessary to consider sales from adjacent sub-area 26-3. Acreage was valued at \$75,000 per acre with additional adjustments for topography, access, and availability of utilities.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

## **Land Value Model Calibration**

### **Area 50 – Sub areas 2, 8 and 9**

#### **Base Lot Values**

50-2 \$55,000  
50-8 \$50,000  
50-9 \$60,000  
Neighborhood adjustments +/- \$5,000

#### **Lot size adjustments**

Less than 6500 sq ft = base lot - \$5,000  
6501 to 13000 sq ft = base lot value  
13001 to 20000 sq ft = base lot + \$5,000  
20001 to 28000 sq ft = base lot + \$10,000  
28001 to 32000 sq ft = base lot + \$15,000  
1 acre = \$80,000  
1.25 acre & larger = \$75,000 per acre

#### **Additional adjustments**

Moderate traffic	no adjustment necessary
Heavy traffic	- 20%
Extreme traffic	- 25%
Other nuisance	- 10%
Topography	- 10% to 50%
Water problems	- 25% to 50%
Vacant site-no sewer	-\$10,000

#### **Views considerations**

Lake views	+ \$5,000
Mountain views	+ \$5,000 to \$10,000
Territorial views	+ \$5,000 to \$10,000
Fair Puget Sound	+ \$5,000 to \$10,000
Avg Puget Sound	+ \$15,000
Good Puget Sound	+ \$20,000
Exc Puget Sound	+ \$25,000

#### **Waterfront**

Base lot value = \$160,000 + \$500 per waterfront foot

## **Improved Parcel Total Value Model:**

### ***Model Development, Description and Conclusions***

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2000 to 1/2002 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

The population was well represented by the sales data except for grades higher than 8, lower than 4, homes in poor condition, custom quality homes and waterfront properties. Charts which illustrate sample representation are included in the Executive Summary section of this report.

The total value model for this area is a characteristic-based multiplicative model and is included in the Improved Model section of this report.

The model performs best on parcels that had significant representation in the sample. The model does not perform well for those parcels poorly represented. These include parcels with excessive lot size, homes that are over-improved for the neighborhood, custom quality homes, multi-building parcels and waterfront properties.

The exception properties were field inspected and valued individually using a market adjustment to the EMV model or a cost approach.

Many homes in this area have received Port of Seattle insulation upgrade packages that include new windows. The condition for the rest of the house may vary from fair to good. An adjustment to the EMV was applied to account for this upgrade where noted.

### **Mobile Home update**

There are 57 mobile homes in this area. There were not enough mobile home sales for a separate analysis. Mobile homes were valued using the 2002 Boeckh Mobile Home Cost Guide with a market adjustment commensurate with the overall basic adjustment indicated by the sales sample. The resulting improvement value is calculated as follows:

$$2002 \text{ Improvements Value} = 2002 \text{ Total Value} \text{ minus } 2002 \text{ Land Value}$$

The improved parcel total value models are included later in this report.

## **Improved Parcel Total Value Model Calibration**

### **Area 50 EMV Model and Exception Adjustments**

#### **Variables in the model:**

Sub 8  
Base Land 2002  
Year Built/Renovate  
New House (1994 and newer)  
Grade  
Condition Fair  
Condition Good  
Condition Very Good  
Total Covered Parking  
First Floor  
Half Floor  
Second Floor  
Basement (minus bsmt garage)  
Finished Basement (if greater than grade 4)  
Puget Sound View

#### **Multiplicative Model**

$2.668401 + 2.064564E-02 * \text{Sub8YN} + .249054 * \text{BaseLandC} + .1061947 * \text{YrBltRenC} + 5.999162E-02 * \text{NewHouseYN} + 4.972545E-02 * \text{GradeC} - 5.886284E-02 * \text{FairYN} + 1.916552E-02 * \text{GoodYN} + 5.208441E-02 * \text{VGoodYN} + 1.230703E-02 * \text{TotCvdPkgC} + .2468549 * \text{FstFlrC} + 5.113366E-02 * \text{HlfFlrC} + 8.148406E-02 * \text{SndFlrC} + 4.054356E-02 * \text{BsmtNoGarC} + 3.487983E-02 * \text{FinBGrGr4C} + 6.478306E-02 * \text{PugSndYN}$

#### **Standard Exceptions:**

More than one building, Lot size < 1000 s.f., Building grade < 3, Total EMV < base land value

#### **Other Exceptions:**

Grade 4:	EMV x .95
Grade 9 & 10:	EMV x 1.05
New House:	EMV x 1.05
Grade 6/7 Variation	+/- \$5000
Poor Cond:	RCNLD
Cond Avg/Good	+/- \$5000
Cond Fair/Avg	+/- \$12000
Cond Good/VG	+/- \$8000
Unfin Flr Area:	Deduct cost diff for unfin area from EMV
Multiple Imps:	EMV for primary imp + RCNLD for lesser imp
Accessory Cost:	Add value to EMV if it is a market factor (Pools + \$5000)
Duplex:	EMV
100% Brick:	EMV
% Compl, Net Cond,	
Obsolescence	Deduct from EMV
Peak only PS view:	EMV - \$10000

**Improved Acreage:** EMV as typical site + additional acreage value

**Waterfront:**

Typical home average cond: EMV x 1.15

Typical home good cond: EMV x 1.20

Home in very good cond: EMV x 1.30

Homes built 1988 and newer: EMV x 1.30

Exception: Qtr Sec NW 3, S. 194<sup>th</sup> St. used above factors – 05%

One of a kind homes or unique properties (i.e. oversized homes) = RCN

Multiple imps = EMV on main imp + RCNLD on cabin like imps x 1.15 avg cond,  
x 1.20 good cond

Cabins and tear downs = RCNLD

Multiple good imps on dividable land = combined EMV values for all imps

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

## Model Validation

### ***Total Value Model Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 99.3%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2001 and 2002 Ratio Analysis charts included in this report.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

Application of these recommended value for the 2002 assessment year (taxes payable in 2003) results in an average total change from the 2001 assessments of +7.0%. This increase is due partly to upward market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

## 2001 Improved Parcel Ratio Analysis

<b>District/Team:</b> SW Crew/Team 1	<b>Lien Date:</b> 01/01/2001	<b>Date of Report:</b> 6/24/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
<b>Area</b> 50 - Seatac	<b>Appr ID</b> LBRA	<b>Property Type:</b> Single Family Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
Sample size (n)	537
Mean Assessed Value	176,900
Mean Sales Price	193,200
Standard Deviation AV	56,031
Standard Deviation SP	59,956

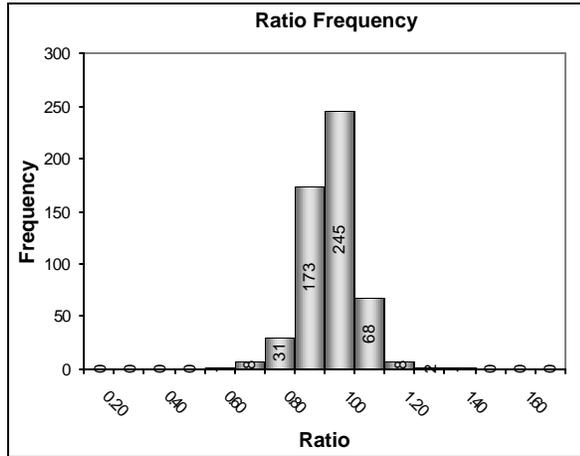
<b>ASSESSMENT LEVEL</b>	
Arithmetic Mean Ratio	0.919
Median Ratio	0.923
Weighted Mean Ratio	0.916

<b>UNIFORMITY</b>	
Lowest ratio	0.583
Highest ratio:	1.344
Coefficient of Dispersion	7.38%
Standard Deviation	0.089
Coefficient of Variation	9.67%
Price Related Differential (PRD)	1.004

<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.912
Upper limit	0.930
<b>95% Confidence: Mean</b>	
Lower limit	0.911
Upper limit	0.927

<b>SAMPLE SIZE EVALUATION</b>	
N (population size)	6017
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.089
Recommended minimum:	13
Actual sample size:	537
Conclusion:	OK

<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	260
# ratios above mean:	277
z:	0.734
Conclusion:	Normal*
*i.e. no evidence of non-normality	



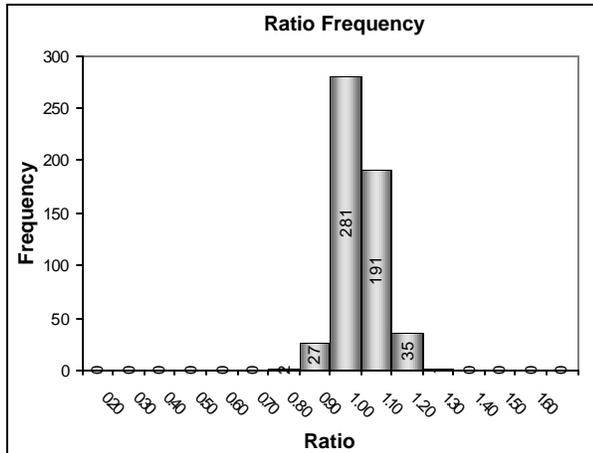
**COMMENTS:**

Single Family Residences throughout area 50

## 2002 Improved Parcel Ratio Analysis

<b>District/Team:</b> SW Crew/Team 1	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 6/24/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
<b>Area</b> 50 - Seatac	<b>Appr ID</b> LBRA	<b>Property Type:</b> Single Family Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
Sample size (n)	537
Mean Assessed Value	191,800
Mean Sales Price	193,200
Standard Deviation AV	63,507
Standard Deviation SP	59,956
<b>ASSESSMENT LEVEL</b>	
Arithmetic Mean Ratio	0.996
Median Ratio	0.990
Weighted Mean Ratio	0.993
<b>UNIFORMITY</b>	
Lowest ratio	0.721
Highest ratio:	1.255
Coefficient of Dispersion	5.04%
Standard Deviation	0.066
Coefficient of Variation	6.59%
Price Related Differential (PRD)	1.003
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.984
Upper limit	0.995
<b>95% Confidence: Mean</b>	
Lower limit	0.990
Upper limit	1.001
<b>SAMPLE SIZE EVALUATION</b>	
N (population size)	6017
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.066
Recommended minimum:	7
Actual sample size:	537
Conclusion:	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	295
# ratios above mean:	242
z:	2.287
Conclusion:	Non-normal



**COMMENTS:**

Single Family Residences throughout area 50  
Both assessment level and uniformity have been improved by application of the recommended values.

### **Area 50 Physical Inspection Ratio Confidence Intervals**

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 0.991.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
4	3	0.962	0.993	3.2%	0.819	1.167
5	17	0.876	0.964	10.1%	0.923	1.005
6	109	0.911	0.997	9.4%	0.986	1.008
7	365	0.922	0.991	7.6%	0.984	0.998
8	37	0.875	0.979	11.9%	0.957	1.001
9	3	1.013	1.026	1.3%	0.927	1.124
10	3	0.943	0.976	3.5%	0.901	1.051
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
1900-1950	64	0.912	0.980	7.5%	0.963	0.996
1951-1960	260	0.911	0.992	8.9%	0.984	1.000
1961-1970	108	0.917	0.994	8.3%	0.980	1.007
1971-1980	16	0.972	1.012	4.1%	0.977	1.047
1981-1990	19	0.941	0.991	5.2%	0.960	1.022
1991-2002	70	0.912	0.986	8.1%	0.973	0.998
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
Below Average	9	1.085	0.989	-8.8%	0.912	1.066
3	357	0.926	0.993	7.2%	0.986	1.000
4	156	0.886	0.985	11.1%	0.975	0.995
5	15	0.866	0.982	13.4%	0.945	1.019
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
1	439	0.914	0.991	8.4%	0.985	0.997
1.5	28	0.921	0.984	6.9%	0.952	1.016
2	70	0.921	0.990	7.5%	0.977	1.004

### Area 50 Physical Inspection Ratio Confidence Intervals

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-1200	209	0.905	0.995	9.9%	0.986	1.003
1201-1400	154	0.917	0.987	7.5%	0.976	0.997
1401-1600	65	0.933	0.993	6.5%	0.978	1.008
1601-1800	42	0.932	0.997	7.0%	0.975	1.019
1801-2000	13	0.948	1.016	7.2%	0.968	1.064
2001-2500	36	0.909	0.981	8.0%	0.955	1.008
over 2500	18	0.908	0.971	6.9%	0.950	0.992
View Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0	465	0.917	0.992	8.2%	0.986	0.998
1	72	0.909	0.981	8.0%	0.966	0.997
Wft Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0	534	0.915	0.990	8.3%	0.985	0.996
1	3	0.964	0.990	2.7%	0.778	1.203
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
2	198	0.913	0.988	8.2%	0.979	0.998
8	146	0.918	0.985	7.3%	0.974	0.996
9	193	0.917	0.997	8.7%	0.988	1.006
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
up to 5000	16	0.927	1.010	9.0%	0.984	1.037
5001-8000	151	0.897	0.986	9.9%	0.976	0.996
8001-12000	310	0.918	0.994	8.3%	0.986	1.001
12001-17000	38	0.927	0.975	5.1%	0.960	0.990
17001-27000	12	0.969	1.014	4.7%	0.979	1.050
27001 and up	10	0.974	1.043	7.1%	0.969	1.117

## USPAP Compliance

### **Client and Intended Use of the Appraisal:**

*This summary mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **summary mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Cards, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.*

### **Definition and date of value estimate:**

#### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

#### **Highest and Best Use**

WAC 458-12-330 REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

*All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.*

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that*

*the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

### **Property rights appraised:**

#### **Fee Simple**

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

#### **Special assumptions and limiting conditions:**

*That no opinion as to title is rendered. Data on ownership and the legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions unless shown on the maps or property record cards. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

*That no engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

*That rental areas herein discussed have been calculated in accord with standards developed by the American Standards Association as included in Real Estate Appraisal Terminology.*

*That the projections included in this report are utilized to assist in the valuation process and are based on current market conditions, anticipated short term supply and demand factors, and a continued stable economy. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*

*That no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*

*That the appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in our analysis to any potential diminution in value should such hazardous materials be found. We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*

*That no opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*

*That maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*

*Exterior inspections were made of all properties however, due to lack of access few received interior inspections.*

*The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*

*We appraise fee simple interest in every property. Unless shown on the Assessor's parcel maps, we do not consider easements as adversely affecting property value.*

*We have attempted to segregate personal property from the real estate in our appraisals.*

*We have not appraised movable equipment or fixtures as part of the real estate. We have appraised identifiable permanently fixed equipment with the real estate in accordance with RCW 84.04.090 and WAC 458-12-010.*

*We have considered the effect of value of those anticipated public and private improvements of which we have common knowledge. We can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*

*The appraisers have no personal interest or bias toward any properties that they appraise.*

**Departure Provisions:**

***Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception***

SR 6-2 (g)

*The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions , encumbrances, leases, reservations , covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.*

**Verified Improved Sales Available to Develop the Valuation Model  
Area 50**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
2	344500	0270	07/17/00	118000	800	0	4	1943	3	26146	N	N	20718 24TH AV S
2	789320	0260	03/26/01	155000	700	0	5	1934	5	8062	N	N	144 S 208TH ST
2	294600	3065	07/10/01	139750	900	0	5	1940	4	5375	N	N	20636 8TH AV S
2	768620	5020	03/01/01	108000	900	0	5	1940	2	7500	N	N	1204 S 207TH ST
2	789380	0550	06/20/00	130000	930	0	5	1949	4	5875	Y	N	21407 5TH PL S
2	294600	1675	09/20/01	149000	940	0	5	1952	4	5375	N	N	20214 8TH AV S
2	768620	4190	06/25/01	152000	1000	0	5	1955	4	11000	N	N	20438 12TH PL S
2	789320	2145	04/13/01	156000	1120	0	5	1920	5	8225	N	N	20636 4TH AV S
2	294600	2271	10/22/01	191000	1460	0	5	1944	5	9000	Y	N	1022 S 206TH ST
2	789380	6260	04/05/00	183500	1470	0	5	1947	5	12500	N	N	20921 5TH AV S
2	092204	9295	07/25/00	133000	770	0	6	1962	3	11859	N	N	2418 S 209TH PL
2	768620	3355	10/16/01	149950	800	0	6	1954	4	8000	N	N	20213 13TH AV S
2	768620	4085	06/18/01	145000	840	0	6	1962	4	5000	N	N	20415 13TH AV S
2	092204	9049	05/18/01	132000	860	0	6	1930	3	14678	N	N	20840 24TH AV S
2	931531	0210	10/22/01	145300	870	0	6	1969	3	10450	N	N	1135 S 211TH PL
2	789320	2475	08/16/00	145000	910	0	6	1961	3	5250	N	N	20634 2ND AV S
2	768620	5030	06/07/01	130000	920	0	6	1953	3	7500	N	N	1202 S 207TH ST
2	789380	4780	05/03/00	199900	920	670	6	1949	5	5000	Y	N	21030 4TH AV S
2	052204	9069	02/08/01	150500	920	0	6	1937	4	19697	N	N	19914 1ST AV S
2	294600	1470	02/16/00	163000	950	800	6	1955	4	10625	Y	N	20238 9TH AV S
2	294600	1535	12/05/00	161000	950	660	6	1955	3	7400	N	N	20204 9TH AV S
2	789380	0942	02/28/00	132000	960	0	6	1954	3	16497	N	N	736 S 216TH ST
2	294600	1590	09/01/01	159950	1010	0	6	1955	4	6773	N	N	20217 9TH AV S
2	789380	0612	09/03/01	167468	1010	440	6	1979	3	6500	Y	N	21403 6TH AV S
2	768620	3180	12/14/01	153000	1040	0	6	1954	4	7500	N	N	20203 14TH AV S
2	768620	4475	07/24/00	142000	1040	0	6	1954	4	8000	N	N	20611 15TH AV S
2	082204	9044	02/27/01	190000	1060	1000	6	1962	2	156380	N	N	20809 13TH AV S

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
2	789320	4980	04/18/00	155000	1060	0	6	1979	3	10500	N	N	20235 4TH PL S
2	864400	0170	06/26/00	169950	1120	640	6	1961	3	8080	N	N	20344 34TH AV S
2	768620	3645	08/29/01	139000	1130	0	6	1955	4	7500	N	N	1204 S 204TH ST
2	789380	1455	06/08/01	150000	1140	0	6	1956	3	12040	N	N	21317 DES MOINES MEMORIAL DR S
2	294600	0913	10/23/01	139950	1200	0	6	1954	3	7986	N	N	20103 DES MOINES MEMORIAL DR S
2	768620	5315	08/26/01	156500	1210	0	6	1955	4	7500	N	N	20716 14TH AV S
2	768620	4070	06/29/01	157000	1230	0	6	1954	4	6250	N	N	20411 13TH AV S
2	768620	2650	12/14/01	163500	1250	0	6	1954	4	8000	N	N	20121 13TH AV S
2	789320	7490	02/14/00	195000	1250	0	6	1942	3	25737	N	N	20020 6TH AV S
2	769860	0070	02/06/01	153500	1260	0	6	1959	4	8400	N	N	20221 DES MOINES MEMORIAL DR S
2	789320	4035	03/23/00	145200	1260	0	6	1952	4	7500	N	N	20403 7TH AV S
2	768620	3260	05/24/01	177550	1270	0	6	1954	4	8000	N	N	20206 13TH AV S
2	768620	3305	02/08/01	169000	1270	0	6	1954	4	8000	N	N	20230 13TH AV S
2	294600	3760	07/12/01	155000	1290	0	6	1985	3	9188	N	N	20713 11TH AV S
2	789320	7925	10/27/01	159000	1290	0	6	1954	3	7100	N	N	20020 3RD AV S
2	768620	3480	04/28/01	164000	1300	0	6	1954	4	8000	N	N	1232 S 204TH ST
2	768620	3980	12/21/01	164800	1300	0	6	1954	4	8000	N	N	20406 13TH AV S
2	508300	0430	07/17/00	163000	1330	0	6	1955	4	9450	N	N	21238 30TH AV S
2	768620	4010	03/28/00	153000	1330	0	6	1954	4	8000	N	N	20420 13TH AV S
2	093700	0260	12/27/00	157000	1330	0	6	1961	3	8730	N	N	20024 35TH AV S
2	789320	1810	11/07/01	153000	1350	0	6	1962	3	5000	N	N	20618 5TH AV S
2	789320	4931	04/21/00	158000	1350	0	6	1979	4	6250	N	N	20228 4TH PL S
2	082204	9037	04/14/00	232000	1386	0	6	1936	3	88862	N	N	21022 13TH AV S
2	294600	2330	04/13/01	187500	1410	0	6	1936	4	13750	N	N	20403 DES MOINES MEMORIAL DR S
2	768620	4520	12/13/00	178950	1560	0	6	1954	4	8000	N	N	1420 S 207TH ST
2	768620	5220	09/11/00	160000	1630	0	6	1954	4	7700	N	N	20719 15TH AV S
2	768620	3220	08/25/01	171300	1740	0	6	1955	3	6900	N	N	20231 14TH AV S

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
2	294600	0421	07/19/01	165550	940	0	7	1962	3	6500	N	N	20103 8TH AV S
2	294600	2270	01/17/01	182000	940	470	7	1955	4	7750	N	N	1016 S 206TH ST
2	768620	4750	01/24/00	145000	940	480	7	1962	3	8063	N	N	20628 13TH AV S
2	789320	1231	05/09/00	165000	960	0	7	1960	3	8320	N	N	20714 7TH PL S
2	789320	6440	07/07/00	138500	960	0	7	1954	3	6450	N	N	20130 4TH AV S
2	789380	6785	05/08/00	260000	960	960	7	1954	5	9219	Y	N	20902 7TH PL S
2	092204	9371	03/28/01	161150	990	0	7	1963	3	9634	N	N	20815 25TH AV S
2	789380	8205	07/30/01	167000	990	0	7	1959	3	8062	N	N	20825 1ST PL S
2	789320	4275	04/24/00	194000	1000	700	7	1955	4	9781	N	N	735 S 204TH ST
2	092204	9339	04/14/00	147000	1010	0	7	1962	3	8576	N	N	20822 25TH AV S
2	200820	0090	04/24/01	156000	1010	0	7	1962	3	27271	N	N	21402 13TH AV S
2	359600	0017	01/16/01	176505	1010	820	7	1955	4	6695	Y	N	20805 10TH AV S
2	508300	0350	09/19/01	179000	1010	0	7	1955	3	23680	Y	N	3004 S 212TH ST
2	789320	7970	01/26/01	161250	1010	0	7	1954	4	7200	N	N	20013 3RD AV S
2	789380	6771	12/12/00	260950	1010	400	7	1955	4	9825	Y	N	20937 7TH PL S
2	294600	1710	12/12/01	161250	1020	0	7	1957	4	6250	N	N	746 S 204TH ST
2	508300	0270	08/13/01	189900	1020	520	7	1956	3	10350	N	N	3104 S 211TH ST
2	789380	8235	03/13/00	193950	1020	460	7	1960	4	11290	N	N	20839 1ST PL S
2	294600	0530	10/13/00	189950	1030	770	7	1962	4	5000	N	N	20129 9TH AV S
2	294600	3660	10/27/00	199000	1040	580	7	1957	3	7500	N	N	20720 10TH AV S
2	789320	5441	09/18/01	190000	1050	570	7	1955	3	6500	N	N	20211 2ND AV S
2	768620	5370	09/14/00	153000	1060	770	7	1962	3	5375	N	N	1319 S 207TH ST
2	789320	1530	08/21/00	162950	1060	0	7	1965	5	5000	N	N	20603 7TH AV S
2	789320	7770	03/23/00	166950	1060	0	7	1967	4	6250	N	N	420 S 201ST ST
2	789380	5745	05/09/00	189500	1060	0	7	1953	3	13975	Y	N	20903 3RD AV S
2	294600	4060	12/13/00	150000	1060	0	7	2000	3	2114	N	N	20605 12TH AV S
2	294600	1390	05/25/01	193950	1070	570	7	1961	4	9725	N	N	20315 10TH AV S

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
2	294600	3225	04/17/01	231000	1070	0	7	1950	4	14375	Y	N	758 S 208TH ST
2	508300	0260	04/30/01	173500	1070	390	7	1957	3	9709	N	N	3120 S 211TH ST
2	789320	7675	05/18/01	225000	1070	570	7	1967	3	6250	N	N	20016 4TH PL S
2	359600	0560	07/24/00	212000	1080	900	7	1962	3	8300	Y	N	20926 9TH AV S
2	294600	4055	06/28/00	152350	1080	0	7	2000	3	2101	N	N	20609 12TH AV S
2	294600	4057	07/26/00	149950	1080	0	7	2000	3	2102	N	N	20607 12TH AV S
2	294600	4062	07/03/01	159950	1080	0	7	2001	3	2114	N	N	20603 12TH AV S
2	294600	2750	02/09/01	173000	1090	120	7	1959	3	7500	N	N	20636 10TH AV S
2	768620	2045	07/17/00	174900	1090	800	7	1963	3	7500	N	N	20012 12TH PL S
2	789380	7860	02/28/00	157000	1090	0	7	1954	3	9137	N	N	20819 3RD AV S
2	200800	0180	06/19/01	168000	1100	0	7	1961	3	9711	N	N	21214 14TH AV S
2	789320	0923	02/22/00	161900	1100	0	7	1954	3	8160	N	N	504 S 208TH ST
2	789320	0940	01/04/01	163000	1100	0	7	1954	3	8160	N	N	512 S 208TH ST
2	789320	3725	09/26/01	214950	1100	500	7	1980	3	7500	N	N	20413 5TH AV S
2	923740	0010	05/23/00	180000	1120	550	7	1957	3	7475	Y	N	20410 9TH AV S
2	789380	2180	09/22/00	215000	1130	600	7	1959	3	7500	Y	N	21320 3RD AV S
2	789320	1039	02/01/00	169000	1140	0	7	1988	3	6500	N	N	602 S 208TH ST
2	789320	5390	06/20/00	217000	1140	650	7	1963	4	5000	N	N	20222 2ND AV S
2	789320	5890	05/08/01	169950	1140	480	7	1955	4	10000	N	N	114 S 202ND ST
2	789380	7575	01/19/01	175000	1140	0	7	1960	3	13225	N	N	20837 4TH PL S
2	294600	2914	11/26/01	239500	1150	1150	7	1970	4	6200	Y	N	20630 9TH AV S
2	294600	2914	04/09/01	220000	1150	1150	7	1970	4	6200	Y	N	20630 9TH AV S
2	294600	2945	05/01/00	196000	1150	180	7	1970	3	6200	Y	N	20624 9TH AV S
2	931530	0130	12/26/00	165000	1150	0	7	1969	3	7500	N	N	21118 12TH PL S
2	789320	1155	09/21/00	219950	1160	770	7	1986	3	6987	N	N	20731 7TH PL S
2	789320	1515	05/09/01	170000	1160	0	7	1959	3	11287	N	N	20634 7TH AV S
2	501820	0135	09/27/01	184000	1180	400	7	1949	3	8411	N	N	21458 30TH AV S

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
2	768620	2610	12/28/01	199000	1180	700	7	1966	4	8000	Y	N	20136 13TH AV S
2	789380	2995	09/20/00	298500	1180	800	7	1956	5	10000	Y	N	21227 4TH AV S
2	092204	9271	03/16/01	200000	1190	460	7	1961	3	9583	Y	N	21248 29TH AV S
2	092204	9272	06/13/01	224950	1190	650	7	1961	4	9583	Y	N	21240 29TH AV S
2	789320	3650	03/23/01	171400	1190	0	7	1958	3	8062	N	N	20422 4TH PL S
2	931530	0140	06/27/00	165000	1190	0	7	1969	3	7500	N	N	21112 12TH PL S
2	092204	9270	11/14/00	215000	1200	650	7	1961	4	9583	Y	N	21236 29TH AV S
2	789320	2185	08/27/01	215000	1200	600	7	1963	3	9137	N	N	20619 4TH AV S
2	789320	2685	09/27/01	189000	1200	400	7	1953	3	7500	N	N	20621 1ST PL S
2	789380	0020	06/05/00	240000	1200	950	7	1959	3	9937	Y	N	21430 1ST PL S
2	789320	2745	06/27/01	151000	1210	0	7	1952	3	6375	N	N	20608 1ST AV S
2	092204	9338	02/09/01	154000	1220	0	7	1961	3	8576	N	N	20812 25TH AV S
2	670600	0150	01/30/01	213000	1220	1130	7	1960	4	7530	N	N	455 S 199TH ST
2	789320	4005	07/10/01	160000	1220	0	7	1961	3	7500	N	N	20438 6TH AV S
2	501820	0115	04/09/01	158000	1230	0	7	1964	3	8855	Y	N	21430 29TH AV S
2	789320	5080	11/24/00	170000	1230	0	7	1962	3	7500	N	N	20228 4TH AV S
2	294600	3610	02/17/00	189950	1240	1200	7	1962	3	7500	N	N	20707 10TH AV S
2	789380	5945	09/11/00	203000	1240	900	7	1963	3	7787	N	N	20925 4TH AV S
2	294600	3745	02/15/00	195000	1250	920	7	1987	3	9188	Y	N	20719 11TH AV S
2	200800	0470	06/22/00	186500	1260	780	7	1963	3	9600	N	N	21240 15TH AV S
2	612360	0215	11/09/01	162000	1260	0	7	1953	3	8350	N	N	19903 4TH AV S
2	093700	0280	04/25/00	150000	1280	0	7	1960	3	10521	N	N	3570 S 202ND ST
2	508300	0085	07/26/01	159000	1280	0	7	1956	3	9450	N	N	21215 32ND AV S
2	789380	5574	04/12/01	269950	1280	760	7	1964	4	8475	N	N	20911 2ND AV S
2	286830	0005	08/13/01	312000	1290	600	7	1956	5	16000	Y	N	801 S 210TH ST
2	864400	0220	10/09/01	179000	1290	0	7	1960	3	10081	N	N	20333 34TH AV S
2	032204	9078	10/29/01	169000	1300	0	7	1960	3	8348	N	N	3307 S 200TH ST

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
2	200800	0070	08/18/00	179000	1300	670	7	1963	3	9676	N	N	21403 14TH AV S
2	294600	0751	01/02/01	166000	1300	0	7	1958	3	14000	N	N	1002 S 202ND ST
2	294600	0220	03/10/01	159500	1310	0	7	1957	3	8000	N	N	824 S 201ST ST
2	789320	0155	09/21/00	164000	1310	0	7	1956	3	8062	N	N	20726 1ST PL S
2	789380	2065	09/18/00	259950	1310	620	7	1958	3	10000	Y	N	21307 4TH AV S
2	789320	3990	08/28/01	168480	1320	0	7	1962	3	7000	N	N	20430 6TH AV S
2	032204	9088	08/08/00	140000	1330	0	7	1960	3	8498	N	N	3228 S 204TH ST
2	501820	0040	05/30/01	190000	1330	700	7	1958	3	10085	N	N	21405 29TH AV S
2	501820	0160	01/14/00	245000	1330	1720	7	1962	4	10370	N	N	21420 30TH AV S
2	508300	0440	07/19/01	162000	1330	0	7	1955	4	9450	N	N	21224 30TH AV S
2	294600	2522	08/23/00	179950	1330	0	7	2000	3	2688	N	N	1108 S 207TH ST
2	294600	2522	03/31/00	173000	1330	0	7	2000	3	2688	N	N	1108 S 207TH ST
2	200800	0170	08/28/00	184300	1340	560	7	1960	3	7676	N	N	21204 14TH AV S
2	789320	6465	05/23/00	204950	1340	240	7	1919	3	8062	N	N	20105 4TH PL S
2	931531	0030	02/22/00	154950	1340	0	7	1969	3	7215	N	N	21004 11TH AV S
2	789380	6645	04/05/01	255000	1350	1090	7	1956	4	12500	Y	N	20916 7TH AV S
2	294600	4032	02/16/00	170000	1360	0	7	1999	3	4690	N	N	20631 12TH AV S
2	294600	2510	03/06/00	178000	1370	0	7	2000	3	5375	N	N	1104 S 207TH ST
2	789320	6195	05/08/01	206000	1370	0	7	1958	4	7500	N	N	20127 3RD AV S
2	789380	6560	07/19/01	272000	1370	760	7	1965	4	7500	Y	N	20909 7TH AV S
2	294600	2520	03/09/00	171000	1370	0	7	2000	3	2687	N	N	1106 S 207TH ST
2	864400	0230	11/30/00	183000	1380	170	7	1961	3	11745	N	N	20321 34TH AV S
2	789380	7555	08/10/00	172000	1390	0	7	1960	3	7500	N	N	20827 4TH PL S
2	768620	4335	12/04/01	196000	1400	1300	7	1956	3	11500	N	N	20424 12TH AV S
2	789320	0565	06/15/01	209000	1400	550	7	1957	4	7500	N	N	20729 4TH AV S
2	789380	2625	12/27/00	186500	1400	0	7	1955	4	7500	Y	N	115 S 212TH ST
2	789320	5560	06/28/01	167300	1420	0	7	1955	3	6400	N	N	20230 1ST PL S

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
2	294600	0270	02/06/01	151000	1440	0	7	1957	4	7203	N	N	20010 8TH AV S
2	294600	2480	06/13/01	200500	1440	0	7	2001	3	6875	N	N	20402 DES MOINES MEMORIAL DR S
2	032204	9082	11/16/01	166500	1450	0	7	1960	3	8400	N	N	3213 S 200TH ST
2	789380	4565	03/07/01	222000	1450	300	7	1968	3	7632	Y	N	431 S 210TH ST
2	789320	0130	02/24/00	158200	1460	0	7	1955	3	8062	N	N	20712 1ST PL S
2	864400	0260	12/11/01	175000	1490	0	7	1961	3	8400	N	N	3213 S 203RD ST
2	789320	0435	10/16/01	155000	1500	0	7	1955	3	10725	N	N	20704 3RD AV S
2	789320	2012	12/12/00	169950	1520	0	7	1966	3	5450	N	N	20627 4TH PL S
2	789380	6335	01/31/00	224000	1520	380	7	1960	3	7500	Y	N	20918 5TH AV S
2	294600	1120	07/24/00	178500	1540	0	7	1962	3	10202	N	N	20210 DES MOINES MEMORIAL DR S
2	508300	0320	05/31/00	174230	1550	0	7	1956	3	11466	N	N	21123 31ST AV S
2	789380	8045	06/22/00	180042	1550	0	7	1947	3	9400	N	N	20829 2ND AV S
2	286830	0085	06/22/00	186000	1560	900	7	1977	2	19140	N	N	944 S 211TH PL
2	789380	6225	07/17/00	189000	1580	0	7	1978	3	10250	N	N	20909 5TH AV S
2	286830	0130	01/17/01	206750	1600	0	7	2001	3	16280	N	N	21103 11TH AV S
2	768620	2121	10/18/01	195000	1600	900	7	1980	4	6250	N	N	20007 12TH PL S
2	032204	9030	04/25/00	180400	1610	0	7	1961	3	11593	N	N	20330 32ND AV S
2	294600	2670	06/28/00	198000	1610	0	7	1991	3	7414	N	N	20639 11TH AV S
2	789320	3350	08/23/01	186950	1630	0	7	1959	3	10750	N	N	306 S 206TH ST
2	789380	7085	07/26/00	200000	1660	620	7	1958	3	9000	Y	N	20815 7TH AV S
2	508310	0030	12/11/00	184950	1680	0	7	1955	3	8881	N	N	3105 S 211TH ST
2	768620	5375	08/20/01	239995	1700	700	7	1991	3	13438	Y	N	20707 14TH AV S
2	864400	0270	06/28/01	199000	1710	0	7	1960	4	8714	N	N	3205 S 203RD ST
2	789320	0515	01/27/00	183000	1720	500	7	1961	4	5725	N	N	20701 4TH AV S
2	789320	1103	10/15/01	225000	1830	0	7	1989	3	7624	N	N	20736 7TH AV S
2	768620	4350	05/30/01	197000	1850	0	7	1965	4	7500	N	N	20430 12TH AV S
2	294600	0071	12/28/00	188000	1880	0	7	1976	3	12000	N	N	1020 S 201ST ST

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
2	789380	6110	02/21/01	264950	2010	0	7	1987	3	7500	Y	N	20925 4TH PL S
2	032204	9095	06/20/00	220000	2120	0	7	1968	3	31791	N	N	3266 S 204TH ST
2	359600	0270	03/15/00	268000	1340	500	8	1960	4	7475	Y	N	20829 8TH AV S
2	923740	0030	04/11/01	235000	1540	970	8	1964	3	8050	Y	N	906 S 206TH ST
2	789380	5700	12/12/01	260000	1640	0	8	1969	4	10750	Y	N	20924 2ND AV S
2	789380	0335	11/20/00	295000	2420	960	8	1990	3	7500	Y	N	21414 4TH AV S
2	789380	2765	05/03/01	365000	2500	0	8	1955	3	10625	Y	N	21234 1ST PL S
2	789380	1870	11/16/01	297500	1260	800	9	1988	3	8125	Y	N	21326 4TH PL S
2	789380	2970	05/23/01	310000	2250	80	9	1993	3	4300	Y	N	21217 4TH AV S
2	789380	1965	04/20/01	376000	3120	1900	9	1985	3	12740	Y	N	21335 4TH PL S
2	789380	2855	12/20/01	425000	3160	0	10	2001	3	8878	Y	N	201 S 212TH ST
8	202304	9079	01/29/01	125000	600	0	4	1928	3	22513	N	N	604 S 160TH ST
8	202304	9252	09/11/00	93000	1020	0	5	1947	2	10000	N	N	14605 DES MOINES MEMORIAL DR S
8	052204	9062	06/06/00	260000	1320	0	5	1910	1	113691	N	N	19804 8TH AV S
8	443800	0005	07/14/00	135000	720	0	6	1953	4	7397	N	N	802 S 194TH ST
8	443880	0045	08/03/00	145000	720	0	6	1954	4	7200	N	N	313 S 185TH ST
8	443880	0160	08/22/00	138000	720	0	6	1954	3	7200	N	N	332 S 184TH ST
8	443800	0225	12/06/01	139950	730	0	6	1953	4	6500	N	N	19422 10TH AV S
8	443800	0185	06/28/00	122600	770	0	6	1953	4	6374	N	N	839 S 195TH ST
8	443800	0010	11/21/01	138000	910	0	6	1953	4	7150	N	N	808 S 194TH ST
8	612180	0125	08/01/00	145000	1000	0	6	1952	3	10344	N	N	19642 4TH AV S
8	443880	0145	11/16/01	169000	1020	0	6	1954	4	8770	N	N	348 S 185TH ST
8	443800	0100	04/26/01	155000	1030	0	6	1953	4	5457	N	N	858 S 195TH ST
8	322304	9142	06/04/01	160000	1040	0	6	1950	3	10000	N	N	404 S 192ND ST
8	391740	0100	07/25/00	171900	1160	0	6	1956	3	9188	N	N	19816 DES MOINES MEMORIAL DR S
8	612300	0285	04/10/00	143000	1260	0	6	1953	3	9315	N	N	19542 2ND AV S
8	202304	9146	01/06/00	162500	1620	0	6	1939	4	10575	N	N	15805 DES MOINES MEMORIAL DR S

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8	795760	0045	10/24/01	171450	940	0	7	1954	4	13703	N	N	19255 OCCIDENTAL AV S
8	955880	0040	03/12/01	165000	940	0	7	1954	3	10000	N	N	18610 OCCIDENTAL AV S
8	955880	0115	07/11/01	167500	940	0	7	1954	3	11756	N	N	169 S 187TH ST
8	612390	0160	11/03/00	172400	950	470	7	1960	3	9261	N	N	425 S 193RD ST
8	392640	0020	01/06/00	165000	970	400	7	1957	3	9394	N	N	1238 S 196TH PL
8	392640	0035	03/29/01	163000	970	270	7	1957	4	9407	N	N	1302 S 196TH PL
8	524540	0215	02/14/00	145000	970	0	7	1955	3	11850	N	N	509 S 198TH ST
8	524560	0125	11/19/01	161500	970	0	7	1955	4	13868	N	N	1030 S 197TH ST
8	612240	0025	09/11/00	199950	970	220	7	1952	4	9000	N	N	19235 3RD AV S
8	612360	0105	07/02/01	149000	990	0	7	1953	3	8898	N	N	318 S 198TH ST
8	612360	0120	04/09/01	159400	990	0	7	1953	3	10650	N	N	19804 4TH AV S
8	612240	0010	10/25/01	196000	1010	500	7	1953	3	8400	N	N	19211 3RD AV S
8	670600	0140	11/29/00	157000	1020	0	7	1959	4	11220	N	N	520 S 200TH ST
8	612100	0100	08/15/01	203000	1030	740	7	1960	4	7980	N	N	460 S 190TH ST
8	612380	0040	03/08/01	190000	1040	1010	7	1958	3	9008	N	N	19210 4TH AV S
8	612380	0060	07/25/00	173000	1040	1010	7	1958	3	8129	N	N	19234 4TH AV S
8	202304	9240	04/13/00	158950	1050	0	7	1962	3	7169	N	N	828 S 147TH ST
8	443880	0175	09/26/01	169950	1060	0	7	1954	4	7200	N	N	314 S 184TH ST
8	612390	0130	09/28/01	223500	1070	700	7	1960	3	8539	N	N	19247 5TH AV S
8	778990	0065	07/27/01	176000	1070	0	7	1957	3	7479	N	N	642 S 195TH ST
8	322304	9097	06/30/00	148500	1070	0	7	1972	3	14800	N	N	413 S 180TH PL
8	201500	0080	09/20/01	177000	1080	0	7	1963	3	9017	N	N	506 S 188TH ST
8	322304	9148	05/24/01	200000	1080	500	7	1979	3	8700	N	N	322 S 180TH CT
8	500720	0035	04/19/00	158000	1100	0	7	1957	3	9450	N	N	646 S 194TH ST
8	795760	0075	02/29/00	192400	1110	220	7	1954	3	9898	N	N	151 S 192ND PL
8	955780	0080	12/12/01	183200	1110	0	7	1965	4	10514	N	N	18620 7TH AV S
8	085380	0085	06/29/01	206000	1120	500	7	1955	4	8599	N	N	408 S 165TH ST

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8	955820	0145	08/17/00	170000	1120	0	7	1954	4	8925	N	N	18320 OCCIDENTAL AV S
8	795760	0175	05/24/01	182000	1130	0	7	1954	4	8330	N	N	19256 2ND AV S
8	815600	0030	09/14/00	188000	1130	650	7	1965	3	8649	N	N	19226 7TH PL S
8	612120	0095	02/23/01	168300	1140	0	7	1952	3	9750	N	N	19318 OCCIDENTAL AV S
8	612300	0215	04/17/01	161900	1140	0	7	1953	3	10856	N	N	19318 4TH AV S
8	955880	0030	06/26/01	167000	1140	0	7	1954	3	8400	N	N	18719 OCCIDENTAL AV S
8	085380	0145	04/06/00	169950	1150	0	7	1955	3	8533	N	N	16528 5TH AV S
8	201500	0220	07/03/00	145000	1150	0	7	1961	3	8883	N	N	435 S 189TH ST
8	350980	0150	08/28/00	197950	1150	500	7	1963	4	8640	N	N	19041 8TH AV S
8	024600	0010	03/15/01	164800	1160	0	7	1956	4	8461	N	N	19332 8TH AV S
8	202304	9293	03/21/00	187000	1160	520	7	1951	4	20280	N	N	817 S 146TH ST
8	612360	0040	12/01/00	183000	1170	420	7	1967	4	8100	N	N	120 S 198TH PL
8	350980	0140	08/17/01	169500	1180	0	7	1963	3	8640	N	N	19051 8TH AV S
8	612120	0025	09/19/00	187950	1180	340	7	1953	4	9750	N	N	19335 OCCIDENTAL AV S
8	322304	9221	06/20/00	230000	1190	500	7	1986	3	9000	N	N	314 S 180TH CT
8	524540	0145	10/16/00	159900	1190	0	7	1955	4	8514	N	N	512 S 198TH ST
8	201500	0270	08/16/01	212500	1200	1070	7	1961	3	8545	N	N	18822 5TH AV S
8	955820	0235	03/27/01	168000	1200	0	7	1954	3	8376	N	N	18416 2ND AV S
8	052204	9126	05/15/00	190000	1210	200	7	1959	3	13068	N	N	19925 9TH AV S
8	524540	0200	01/08/01	175000	1240	320	7	1955	4	9020	N	N	601 S 198TH ST
8	612240	0005	08/22/00	185000	1240	0	7	1953	3	8668	N	N	19203 3RD AV S
8	363900	0070	11/27/01	192518	1250	0	7	1957	4	10464	N	N	16832 4TH AV S
8	612120	0105	07/26/00	185500	1250	0	7	1953	3	9750	N	N	19332 OCCIDENTAL AV S
8	795760	0180	10/22/01	205450	1250	500	7	1958	3	7260	N	N	19306 2ND AV S
8	955880	0170	09/26/01	185000	1250	0	7	1954	4	10126	N	N	18714 3RD AV S
8	202304	9356	10/25/00	182000	1260	0	7	1941	3	13500	N	N	829 S 146TH ST
8	085400	0140	08/10/00	176500	1270	0	7	1956	3	7985	N	N	230 S 168TH ST

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
8	085400	0170	03/22/01	206000	1270	0	7	1956	3	7979	N	N	227 S 167TH ST
8	085400	0185	12/01/00	204900	1270	0	7	1955	3	8395	N	N	16604 3RD AV S
8	524540	0250	07/21/00	154000	1270	0	7	1955	4	9375	N	N	19617 5TH AV S
8	524560	0010	10/15/00	164700	1270	0	7	1955	3	9087	N	N	811 S 196TH ST
8	524560	0025	10/16/00	165000	1270	0	7	1955	3	7573	N	N	841 S 196TH ST
8	955880	0165	05/22/01	171250	1270	0	7	1954	4	10093	N	N	18720 3RD AV S
8	507170	0040	04/04/01	242500	1290	600	7	1960	3	8638	N	N	17819 2ND AV S
8	523640	0085	04/26/00	179500	1300	0	7	1957	4	9769	N	N	251 S 171ST ST
8	795760	0020	10/24/00	187000	1300	0	7	1955	4	8436	N	N	19209 2ND AV S
8	809780	0090	05/16/01	189950	1300	0	7	1960	4	8360	N	N	19617 7TH AV S
8	202304	9209	09/07/01	190000	1340	0	7	1964	4	9232	N	N	566 S 158TH ST
8	523640	0045	04/25/00	210000	1340	600	7	1962	3	9600	N	N	258 S 171ST ST
8	202304	9160	01/26/01	218000	1350	1350	7	1950	5	10575	N	N	15803 DES MOINES MEMORIAL DR S
8	363900	0165	08/28/00	191000	1350	500	7	1960	3	9360	N	N	17009 4TH AV S
8	202304	9540	08/22/00	209089	1370	900	7	1989	3	8137	N	N	15826 5TH LN S
8	085400	0155	06/13/01	205000	1400	0	7	1956	3	7582	N	N	16725 3RD AV S
8	201500	0170	08/24/01	184000	1400	0	7	1961	4	8905	N	N	18904 4TH AV S
8	500720	0045	10/11/01	187000	1410	0	7	1955	4	8468	N	N	660 S 194TH ST
8	523640	0030	12/13/01	233000	1410	220	7	1955	3	9757	N	N	236 S 171ST ST
8	122550	0040	08/01/01	175000	1440	0	7	1965	3	8150	N	N	1012 S 147TH ST
8	358525	0020	02/27/01	234950	1440	0	7	1997	3	7330	N	N	234 S 163RD PL
8	524540	0025	07/28/00	189000	1450	650	7	1955	3	9187	N	N	630 S 198TH ST
8	520620	0020	04/24/01	189000	1470	0	7	1953	3	10710	N	N	636 S 200TH ST
8	612180	0010	03/26/01	159950	1470	0	7	1952	3	9750	N	N	208 S 197TH ST
8	350980	0100	09/10/01	193500	1490	0	7	1965	4	9436	N	N	19024 7TH AV S
8	507160	0190	08/16/00	190000	1500	0	7	1969	3	8057	N	N	18121 5TH AV S
8	612300	0135	05/30/00	184600	1500	0	7	1954	3	15599	N	N	235 S 196TH ST

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
8	725000	0128	06/21/01	220000	1520	510	7	1948	4	15745	N	N	465 S 162ND ST
8	507400	0275	12/08/00	212000	1570	780	7	1968	3	11040	N	N	339 S 183RD ST
8	612300	0385	04/19/00	189950	1590	250	7	1953	4	9000	N	N	19307 3RD AV S
8	278140	0170	04/25/01	197000	1620	0	7	1970	3	8498	N	N	645 S 189TH ST
8	202304	9535	06/26/00	198000	1660	0	7	1986	3	7425	N	N	15815 5TH LN S
8	322304	9110	04/10/01	194500	1660	0	7	1991	3	8200	N	N	18009 OCCIDENTAL AV S
8	322304	9246	06/26/00	157000	1670	0	7	1965	3	8200	N	N	724 S 186TH ST
8	201500	0280	07/24/01	186000	1690	0	7	1962	3	8545	N	N	18816 5TH AV S
8	955820	0195	03/19/01	172500	1720	0	7	1954	3	9474	N	N	228 S 186TH ST
8	809180	0060	01/28/00	197083	1720	0	7	1999	3	6854	N	N	488 S 190TH ST
8	932099	0170	09/04/01	230000	1730	0	7	1999	3	4290	N	N	420 S 191ST PL
8	612300	0365	09/27/01	211000	1740	340	7	1954	3	12108	N	N	19317 4TH AV S
8	932300	0110	04/21/00	237702	1740	0	7	1999	3	7219	N	N	610 S 193RD PL
8	932300	0280	03/20/00	226529	1740	0	7	1999	3	7219	N	N	19203 6TH AV S
8	932300	0350	02/15/00	227050	1740	0	7	1999	3	7617	N	N	19317 6TH AV S
8	085400	0085	05/03/00	205500	1850	0	7	1955	3	8060	N	N	16710 AMBAUM BL S
8	809180	0100	01/18/00	209500	1970	0	7	1999	3	8174	N	N	487 S 190TH ST
8	932099	0030	08/23/00	227000	2000	0	7	1999	3	4286	N	N	421 S 191ST PL
8	809180	0070	05/15/00	218950	2210	0	7	2000	3	9226	N	N	492 S 190TH ST
8	809180	0140	01/06/00	212000	2210	0	7	1999	3	9427	N	N	467 S 190TH ST
8	932300	0020	01/19/00	252044	2290	0	7	1999	3	8144	N	N	19322 6TH AV S
8	932300	0120	03/15/00	257523	2290	0	7	1999	3	7219	N	N	606 S 193RD PL
8	932300	0370	03/21/00	247567	2290	0	7	1999	3	11265	N	N	19327 6TH AV S
8	932300	0050	01/24/00	237611	2300	0	7	1999	3	7215	N	N	611 S 193RD PL
8	932300	0140	04/11/00	234500	2300	0	7	1999	3	8185	N	N	601 S 192ND PL
8	932300	0250	03/13/01	290000	2310	0	7	1999	3	6802	N	N	604 S 192ND PL
8	292304	9295	07/03/01	215000	2420	0	7	1959	4	11881	N	N	16469 AMBAUM BL S

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8	524540	0075	06/01/01	235000	2510	0	7	1955	4	9114	N	N	19602 6TH AV S
8	809180	0020	05/25/00	252192	2590	0	7	2000	3	8769	N	N	472 S 190TH ST
8	809180	0040	06/30/00	249500	2590	0	7	2000	3	8769	N	N	480 S 190TH ST
8	809180	0120	10/13/00	248000	2590	0	7	2000	3	6749	N	N	475 S 190TH ST
8	932300	0130	02/24/00	249661	2590	0	7	1999	3	8206	N	N	600 S 193RD PL
8	932300	0360	12/15/00	295000	2590	0	7	1999	3	8608	N	N	19323 6TH AV S
8	052204	9118	02/14/00	239798	2610	0	7	1999	3	9755	N	N	511 S 192ND ST
8	932300	0030	09/10/01	295500	2610	0	7	1999	3	8473	N	N	19316 6TH AV S
8	932300	0030	01/19/00	261657	2610	0	7	1999	3	8473	N	N	19316 6TH AV S
8	932300	0040	02/15/00	270559	2610	0	7	1999	3	6453	N	N	607 S 193RD PL
8	932300	0010	01/11/00	263912	2670	0	7	1999	3	8279	N	N	19326 6TH AV S
8	052204	9162	02/14/00	255301	2680	0	7	1999	3	9871	N	N	505 S 192ND ST
8	932300	0060	02/08/00	259774	2680	0	7	1999	3	7215	N	N	615 S 193RD PL
8	259716	0170	11/29/01	308000	1610	760	8	1995	3	7600	N	N	508 S 195TH PL
8	259716	0390	11/13/01	262500	1780	0	8	1995	3	7200	N	N	510 S 196TH ST
8	259716	0230	10/05/01	273000	1900	0	8	1994	3	7204	N	N	19409 6TH AV S
8	612300	0125	01/26/00	237500	1970	900	8	1954	4	9230	N	N	19564 3RD AV S
8	363900	0075	02/07/00	214950	1990	0	8	1957	3	10450	N	N	16840 4TH AV S
8	259716	0260	10/18/01	290000	2050	0	8	1995	3	7200	N	N	19404 6TH AV S
8	259716	0370	06/07/00	250000	2150	0	8	1995	3	7200	N	N	19513 6TH AV S
8	020020	0150	04/18/00	249950	2160	0	8	1979	3	7650	N	N	244 S 172ND PL
8	259716	0420	04/04/00	255000	2160	0	8	1994	3	7780	N	N	501 S 195TH PL
8	259716	0110	06/12/00	277500	2260	0	8	1994	3	8617	N	N	516 S 194TH CT
8	259716	0140	02/29/00	263000	2300	0	8	1994	3	8480	N	N	505 S 194TH CT
8	292304	9393	06/20/00	230000	2400	0	8	1964	3	7738	N	N	249 S 163RD PL
9	537980	0935	02/17/00	115500	550	450	4	1948	3	15150	N	N	16211 42ND AV S
9	538100	0082	07/27/01	139000	670	0	5	1947	4	6750	N	N	16823 40TH AV S

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9	537980	2340	02/19/01	138500	680	0	5	1942	4	12225	N	N	3747 S 164TH ST
9	537980	6360	04/24/00	128950	770	0	5	1928	5	14377	N	N	3424 S 176TH ST
9	538100	0433	05/16/01	140000	780	0	5	1952	4	10568	N	N	17331 40TH AV S
9	024000	0426	06/23/00	149750	880	0	5	1953	4	10070	N	N	19935 MILITARY RD S
9	342304	9336	05/30/01	330000	1130	0	5	1942	3	52272	N	N	3507 S 188TH ST
9	024000	0430	07/19/00	144500	1190	0	5	1986	3	10650	N	N	19221 MILITARY RD S
9	537980	5125	04/21/00	139950	720	0	6	1951	4	8050	N	N	4260 S 173RD ST
9	443500	0310	04/30/01	135000	740	0	6	1942	2	8700	N	N	17035 35TH AV S
9	342304	9182	04/20/00	129500	800	0	6	1957	4	9583	N	N	18624 39TH AV S
9	443500	0120	10/18/00	128500	830	0	6	1947	3	8700	N	N	16823 37TH AV S
9	024100	0050	03/20/01	153500	850	0	6	1967	3	7900	N	N	4017 S 186TH ST
9	537980	0760	04/12/00	156500	870	700	6	1942	3	10000	N	N	16013 39TH LN S
9	537980	6265	02/28/01	146000	910	0	6	1944	3	11680	N	N	4202 S 176TH ST
9	537980	4790	08/23/01	160000	930	0	6	1941	4	9804	N	N	17005 MILITARY RD S
9	443560	0060	05/16/00	152000	940	0	6	1943	4	8700	N	N	17031 33RD AV S
9	100340	0040	03/26/01	152500	950	0	6	1955	3	8499	Y	N	3244 S 186TH ST
9	272304	9102	12/26/00	158000	960	0	6	1961	3	9876	N	N	17308 32ND AV S
9	443500	0435	10/11/01	144950	960	0	6	1942	3	8700	N	N	16840 34TH AV S
9	538100	0112	12/28/01	154400	970	0	6	1964	4	8400	N	N	3724 S 170TH ST
9	100300	0165	05/15/01	142000	980	0	6	1954	3	7921	N	N	3415 S 186TH ST
9	100300	0175	05/26/00	140000	980	0	6	1954	3	7606	N	N	3403 S 186TH ST
9	443500	0275	08/30/01	150000	980	0	6	1942	3	8700	N	N	17010 35TH AV S
9	731800	0100	08/16/00	157500	1000	0	6	1955	3	8739	N	N	18426 49TH AV S
9	100340	0310	10/03/00	156950	1010	0	6	1955	4	8732	N	N	3816 S 184TH ST
9	342304	9178	06/29/00	169500	1020	0	6	1957	4	10890	N	N	18610 39TH AV S
9	537980	6195	07/16/01	156500	1030	0	6	1943	5	11680	N	N	4252 S 176TH ST
9	538100	0122	12/27/00	157200	1060	0	6	1953	4	7500	N	N	16836 37TH AV S

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9	714740	0080	02/12/01	140000	1060	0	6	1955	3	8250	N	N	3856 S 177TH ST
9	443560	0225	08/13/01	178500	1070	0	6	1943	4	8700	N	N	17332 33RD AV S
9	443560	0240	05/02/00	160000	1070	0	6	1943	4	8700	N	N	17314 33RD AV S
9	443500	0190	09/22/00	140000	1080	0	6	1943	3	9425	N	N	16804 35TH AV S
9	443560	0280	08/30/00	144500	1080	0	6	1943	4	8700	N	N	17235 34TH AV S
9	443500	0595	05/10/00	161500	1110	0	6	1942	3	8410	N	N	16633 34TH AV S
9	100340	0205	04/24/00	156000	1130	0	6	1954	3	8133	N	N	3615 S 186TH ST
9	443500	0645	09/19/00	149500	1160	0	6	1942	2	8700	N	N	16835 34TH AV S
9	024000	0416	04/12/01	175000	1200	0	6	1942	4	8000	N	N	3538 S 200TH ST
9	537980	0802	11/12/01	169950	1220	0	6	1933	4	8415	N	N	3739 S 160TH ST
9	443560	0335	12/21/00	178950	1230	0	6	1943	5	8700	N	N	17210 33RD AV S
9	537980	3720	03/22/00	162000	1260	0	6	1941	3	15749	N	N	16633 MILITARY RD S
9	100340	0315	06/30/00	145000	1270	0	6	1955	3	8030	N	N	3810 S 184TH ST
9	537980	5020	07/23/01	203750	1270	380	6	1948	5	13700	N	N	4231 S 170TH ST
9	538100	0145	07/25/01	138500	1270	0	6	1940	3	7997	N	N	3745 S 170TH ST
9	100300	0085	09/18/01	165000	1290	0	6	1954	4	8125	N	N	3218 S 187TH ST
9	100340	0220	03/26/01	156000	1300	0	6	1954	4	11652	N	N	3639 S 186TH ST
9	538100	0220	07/21/00	172500	1320	0	6	1947	4	8400	N	N	3415 S 172ND ST
9	538100	0060	01/15/01	169000	1330	790	6	1947	5	10700	N	N	3725 S 168TH ST
9	731800	0130	08/08/01	158000	1350	0	6	1955	4	8480	N	N	18419 MILITARY RD S
9	714740	0100	11/14/01	153000	1370	0	6	1955	3	8250	N	N	3818 S 177TH ST
9	042204	9178	06/29/01	152500	1420	0	6	1954	3	9600	N	N	19831 32ND AV S
9	537980	5060	04/26/00	178500	1460	0	6	1965	3	13503	N	N	17225 MILITARY RD S
9	443500	0250	01/18/01	139500	1470	0	6	1942	2	8700	N	N	17040 35TH AV S
9	443560	0070	07/13/00	167500	1520	0	6	1943	4	8700	N	N	17039 33RD AV S
9	100300	0180	05/25/00	175000	1540	0	6	1954	4	8255	N	N	3243 S 186TH ST
9	100340	0215	03/07/01	181000	1550	0	6	1954	4	8630	N	N	3631 S 186TH ST

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9	443500	0700	05/02/01	175000	1560	0	6	1942	4	8700	N	N	17047 34TH AV S
9	537980	5740	01/24/01	168000	1580	0	6	1947	4	15239	Y	N	17325 MILITARY RD S
9	342304	9087	08/09/01	227250	1630	1000	6	1941	5	17010	N	N	18646 39TH AV S
9	537980	3796	06/21/01	203150	1730	0	6	1941	4	10960	N	N	4007 S 168TH ST
9	342304	9269	08/28/00	240000	1950	0	6	1939	3	30056	N	N	18507 42ND AV S
9	024000	0026	08/21/00	209944	960	740	7	1977	3	9479	Y	N	19683 MILITARY RD S
9	342304	9286	05/29/01	148000	980	0	7	1963	3	10497	N	N	18220 42ND AV S
9	537980	6600	08/09/01	152500	1010	0	7	1955	3	7121	N	N	3361 S 175TH ST
9	537980	4965	03/21/01	157000	1020	0	7	1954	3	9600	N	N	17022 40TH AV S
9	537980	2172	08/08/01	166500	1040	0	7	1956	3	8832	N	N	16438 32ND AV S
9	432500	0070	04/26/00	155000	1060	0	7	1959	3	9795	N	N	18139 45TH AV S
9	714780	0030	06/12/01	159000	1060	0	7	1955	3	9720	N	N	18045 42ND AV S
9	714800	0225	09/25/00	177500	1060	240	7	1956	3	10278	N	N	4314 S 179TH ST
9	714850	0060	06/26/00	165000	1060	200	7	1958	3	9045	N	N	18245 45TH AV S
9	432500	0125	08/14/01	175000	1070	0	7	1958	3	8450	N	N	18120 43RD AV S
9	433600	0102	07/21/00	192950	1080	570	7	1978	3	8712	N	N	16631 33RD AV S
9	342304	9131	06/18/01	220000	1090	310	7	1979	4	8712	N	N	3439 S 190TH CT
9	432640	0035	06/27/01	174950	1100	0	7	1957	3	15961	N	N	18041 MILITARY RD S
9	538100	0241	02/01/01	183700	1100	0	7	1963	4	15175	N	N	3521 S 172ND ST
9	714780	0065	10/04/00	141500	1100	0	7	1955	3	10500	N	N	18036 42ND AV S
9	156560	0060	05/22/01	190000	1110	540	7	1964	3	10125	N	N	4238 S 185TH ST
9	432500	0050	06/20/01	169950	1120	0	7	1959	3	8800	N	N	18104 45TH AV S
9	537980	6470	04/05/00	170000	1140	0	7	1966	3	9907	N	N	3836 S 176TH ST
9	342304	9214	07/25/00	170000	1150	850	7	1958	3	9583	N	N	3840 S 177TH ST
9	432720	0045	06/15/00	168500	1150	0	7	1957	3	8395	N	N	4245 S 183RD ST
9	537980	6430	09/26/01	206000	1150	690	7	1966	4	9795	N	N	3804 S 176TH ST
9	024000	0154	04/17/00	209950	1160	500	7	1986	3	7200	Y	N	19741 38TH PL S

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9	433600	0030	10/18/00	195000	1160	250	7	1959	3	21942	N	N	16644 32ND AV S
9	810860	0641	08/08/00	174500	1160	0	7	1952	3	12000	Y	N	4004 S 160TH ST
9	537980	4990	11/28/00	205000	1180	590	7	1992	3	13750	N	N	4041 S 170TH ST
9	342304	9312	03/23/01	207000	1190	310	7	1956	3	10018	N	N	4030 S 186TH ST
9	342304	9312	06/28/00	187500	1190	310	7	1956	3	10018	N	N	4030 S 186TH ST
9	537980	1635	02/07/01	158000	1190	0	7	1961	3	8750	N	N	3425 S 162ND ST
9	714820	0075	04/19/01	157000	1190	0	7	1957	3	8978	N	N	18120 46TH AV S
9	023660	0060	09/05/01	223000	1200	420	7	1961	3	7277	N	N	18945 34TH PL S
9	433600	0091	05/24/00	195000	1200	300	7	1978	3	9583	N	N	16806 33RD AV S
9	433600	0095	08/25/00	206000	1200	400	7	1978	3	18730	N	N	16809 33RD AV S
9	537980	2075	04/15/01	214000	1200	440	7	1959	3	7705	N	N	3312 S 166TH ST
9	538040	0015	03/10/01	178000	1200	0	7	1952	4	8700	N	N	16910 33RD AV S
9	538100	0370	09/21/00	185000	1200	0	7	1968	4	17500	N	N	3437 S 173RD ST
9	538100	0372	07/18/01	175000	1200	0	7	1968	3	10000	N	N	3435 S 173RD ST
9	207640	0070	10/23/00	185400	1210	750	7	1957	3	9366	N	N	19044 46TH AV S
9	714760	0170	11/13/00	159900	1210	0	7	1957	3	9007	N	N	3814 S 179TH ST
9	184000	0085	07/02/01	240000	1220	980	7	1957	4	10245	N	N	17917 48TH AV S
9	184030	0080	12/01/00	183000	1220	280	7	1963	3	12547	N	N	5029 S 179TH PL
9	272304	9084	07/19/00	164950	1220	0	7	1953	3	8580	N	N	3210 S 172ND ST
9	024000	0372	03/16/00	155000	1240	0	7	1954	4	8500	N	N	3220 S 200TH ST
9	342304	9150	09/27/00	189000	1240	550	7	1964	3	16211	N	N	4427 S 176TH ST
9	714760	0155	03/16/00	155050	1240	0	7	1957	3	9737	N	N	3855 S 178TH ST
9	884930	0070	11/13/01	230000	1240	760	7	1982	3	7941	Y	N	18028 51ST AV S
9	023900	0519	11/22/00	195000	1250	1010	7	1959	3	12345	Y	N	19277 MILITARY RD S
9	537980	6160	03/24/00	165000	1250	0	7	1955	3	11600	N	N	4417 S 175TH ST
9	815860	0016	06/27/00	177650	1260	0	7	1965	3	8468	N	N	19069 32ND AV S
9	023800	0242	03/27/01	209900	1270	850	7	1967	3	9005	N	N	3717 S 189TH PL

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
9	024000	0368	08/28/01	195000	1270	0	7	1965	4	9514	N	N	19907 33RD AV S
9	538100	0221	05/03/00	160000	1270	0	7	1963	3	10950	N	N	17225 35TH AV S
9	714760	0185	07/25/00	158000	1270	0	7	1957	3	9218	N	N	17846 38TH AV S
9	784420	0170	09/19/00	209000	1270	950	7	1954	3	9375	N	N	19234 34TH AV S
9	023800	0130	04/10/00	306000	1290	910	7	1978	3	35503	Y	Y	4323 S 188TH ST
9	184000	0090	01/13/00	180000	1290	700	7	1958	3	9903	N	N	17925 48TH AV S
9	714760	0120	03/29/01	154950	1290	0	7	1957	3	9702	N	N	17724 38TH AV S
9	100360	0056	07/05/00	124000	1300	0	7	1955	3	8837	N	N	3815 S 183RD ST
9	784420	0050	12/04/01	239000	1300	700	7	1986	3	7900	N	N	3202 S 194TH ST
9	184030	0130	06/14/00	169500	1320	0	7	1960	3	9500	N	N	17903 51ST AV S
9	537980	5885	12/18/01	194000	1320	0	7	1993	3	7200	N	N	17412 42ND LN S
9	538100	0121	05/14/01	179900	1320	0	7	1940	3	12500	N	N	3704 S 170TH ST
9	884930	0140	02/22/01	229000	1320	1080	7	1983	3	9768	Y	N	18012 50TH AV S
9	714850	0035	02/16/01	169950	1340	0	7	1958	3	9045	N	N	18244 45TH AV S
9	023640	0200	10/22/01	199000	1370	930	7	1960	3	7344	N	N	3326 S 192ND ST
9	023650	0070	06/19/00	174950	1370	0	7	1959	3	8666	N	N	18951 34TH AV S
9	156560	0070	11/21/00	184000	1370	0	7	1964	3	9261	N	N	4250 S 185TH ST
9	537980	1480	04/07/00	212000	1370	670	7	1962	3	12384	N	N	3233 S 162ND ST
9	432640	0015	06/04/01	164500	1380	0	7	1957	3	11407	Y	N	18017 MILITARY RD S
9	433600	0035	08/29/01	229950	1380	420	7	1950	3	28258	N	N	16650 32ND AV S
9	807680	0055	04/27/01	181500	1380	0	7	1958	4	8710	N	N	16860 31ST AV S
9	432730	0030	03/12/01	165950	1390	0	7	1958	3	9621	N	N	4228 S 183RD ST
9	884930	0280	10/08/01	229950	1390	580	7	1983	3	7208	Y	N	4925 S 181ST PL
9	714760	0110	10/04/00	163000	1400	0	7	1957	4	10401	N	N	3820 S 178TH ST
9	714850	0020	11/08/00	165000	1410	0	7	1958	3	9045	N	N	18224 45TH AV S
9	714850	0085	12/20/01	200000	1430	0	7	1958	4	10127	N	N	18207 45TH AV S
9	714760	0125	10/16/01	172000	1440	0	7	1957	4	9220	N	N	17716 38TH AV S

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
9	272304	9095	11/06/00	206000	1450	780	7	1966	3	9872	N	N	17336 32ND AV S
9	432640	0055	02/28/00	154000	1450	0	7	1957	3	8092	N	N	4822 S 182ND ST
9	538100	0061	12/18/00	159000	1460	0	7	1963	3	8400	N	N	3727 S 168TH ST
9	432500	0105	04/30/01	245000	1470	970	7	1958	4	8470	Y	N	4321 S 181ST ST
9	272304	9087	09/24/01	176000	1480	0	7	1955	3	9321	N	N	17012 32ND AV S
9	184030	0170	05/18/00	220000	1510	1170	7	1960	3	8687	N	N	17803 51ST AV S
9	714800	0195	11/20/00	190000	1520	0	7	1956	3	11548	N	N	4362 S 179TH ST
9	184000	0035	08/10/00	226000	1540	1000	7	1957	3	11433	Y	N	4812 S 179TH ST
9	714850	0080	05/15/01	182000	1540	0	7	1958	4	11200	N	N	18217 45TH AV S
9	100360	0025	10/25/00	158000	1550	0	7	1955	3	9000	N	N	18234 39TH AV S
9	024000	0412	02/19/01	265900	1550	980	7	1997	3	7200	N	N	19907 35TH LN S
9	537980	6440	07/25/01	232500	1550	690	7	1966	4	9797	N	N	3808 S 176TH ST
9	024000	0478	02/16/00	167500	1560	0	7	1955	3	6225	N	N	3823 S 198TH ST
9	537980	5165	11/15/00	193500	1560	760	7	1982	3	7280	N	N	4212 S 173RD ST
9	342304	9153	07/20/00	204000	1580	0	7	1936	3	18581	N	N	18260 42ND AV S
9	537980	6620	06/21/00	182000	1590	0	7	1955	3	7121	N	N	3357 S 175TH ST
9	714800	0010	11/21/01	192500	1590	0	7	1956	4	10618	N	N	4220 S 177TH ST
9	100100	0030	08/28/01	177500	1600	0	7	1955	3	7072	N	N	19004 32ND AV S
9	023620	0060	05/30/01	170000	1610	0	7	1958	3	7372	N	N	3744 S 189TH PL
9	714800	0305	09/24/01	205000	1610	0	7	1956	4	10205	Y	N	17804 46TH AV S
9	815860	0015	11/13/00	185250	1620	0	7	1965	4	8665	N	N	19077 32ND AV S
9	537980	6185	05/13/00	165000	1630	0	7	1943	3	11600	N	N	4404 S 176TH ST
9	714830	0060	03/22/00	161500	1640	0	7	1960	2	9825	N	N	18126 41ST AV S
9	184000	0145	07/09/01	219950	1650	0	7	1957	4	10875	Y	N	17940 48TH AV S
9	714760	0210	09/26/01	202200	1650	0	7	1956	3	12038	N	N	17707 42ND AV S
9	538100	0402	04/30/01	160000	1680	0	7	1963	3	9167	N	N	17316 37TH PL S
9	432500	0115	11/06/01	255000	1720	1100	7	1958	3	8910	Y	N	4303 S 181ST ST

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
9	537980	1110	01/18/01	195000	1730	420	7	1961	3	15300	Y	N	3702 S 162ND ST
9	537980	4813	09/20/01	204000	1740	760	7	1966	3	9316	N	N	17019 MILITARY RD S
9	714760	0300	09/22/00	225000	1760	760	7	1957	3	10809	Y	N	17828 42ND AV S
9	537980	4941	12/15/00	198000	1770	0	7	1993	3	8450	N	N	4020 S 172ND ST
9	807680	0105	11/15/00	168950	1850	300	7	1958	4	8710	N	N	16869 31ST PL S
9	342304	9190	05/18/01	267500	2020	0	7	1995	3	7200	N	N	4241 S 182ND ST
9	714820	0070	05/23/00	213000	2030	0	7	1957	4	8378	N	N	18114 46TH AV S
9	613110	0010	03/29/01	229950	2350	0	7	1968	4	7325	N	N	3612 S 190TH ST
9	714850	0045	06/19/01	199500	2370	0	7	1958	4	10125	N	N	18256 45TH AV S
9	156560	0100	08/22/00	260000	2440	0	7	1958	3	12738	Y	N	4257 S 185TH ST
9	342304	9128	05/29/01	435000	4310	0	7	1942	4	53143	N	N	3507 S 188TH ST
9	784420	0455	06/13/00	245000	1190	940	8	1956	4	7278	N	N	3510 S 194TH ST
9	395640	0040	06/08/01	220000	1310	1310	8	1963	3	8984	Y	N	19100 36TH AV S
9	784420	0515	06/26/00	255950	1430	810	8	1954	4	9585	N	N	3742 S 194TH ST
9	784420	0190	12/22/00	240000	1520	520	8	1968	3	8478	N	N	19237 35TH AV S
9	024000	0202	04/14/00	281000	1610	640	8	1996	3	9900	Y	N	19740 35TH LN S
9	023800	0070	05/17/01	246200	1700	0	8	2001	3	7252	N	N	4430 S 189TH ST
9	885805	0100	03/22/00	249900	1860	0	8	1995	3	10881	Y	N	17804 50TH PL S
9	768400	0120	09/29/00	315000	1990	1500	8	1994	3	10236	Y	N	18240 51ST AV S
9	023800	0076	12/21/01	271000	2070	0	8	2001	3	8872	N	N	4424 S 189TH ST
9	023800	0069	04/13/01	275000	2110	0	8	2001	3	7239	N	N	4440 S 189TH ST
9	185350	0320	12/17/01	275000	2140	0	8	1997	3	8309	Y	N	4869 S 177TH CT
9	538100	0391	09/27/01	279950	2170	0	8	2001	3	8000	N	N	17315 36TH LN S
9	885805	0030	10/27/00	309500	2190	0	8	1994	3	7278	N	N	17821 50TH PL S
9	023800	0078	10/15/01	307958	2250	0	8	2001	3	10057	Y	N	4416 S 189TH ST
9	185350	0060	10/17/00	274000	2280	0	8	1993	3	8522	N	N	17744 50TH CT S
9	023800	0068	04/19/01	278000	2380	0	8	2001	3	7227	N	N	4450 S 189TH ST

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Waterfront</b>	<b>Situs Address</b>
9	537980	1485	02/02/01	289000	2430	0	8	2000	3	11232	N	N	3235 S 162ND ST
9	185350	0140	07/19/00	286400	2480	0	8	1995	3	7526	Y	N	17701 50TH CT S
9	538100	0392	10/24/01	300000	2540	0	8	2001	3	9487	N	N	17323 36TH LN S
9	537980	1118	08/29/01	280000	2730	0	8	2001	3	7200	Y	N	16111 37TH LN S
9	023800	0073	08/29/01	580000	2750	0	10	2000	3	15886	Y	Y	4406 S 189TH ST
9	023800	0135	08/28/00	1E+06	5720	1240	10	1967	3	98352	Y	Y	4317 S 188TH ST

**Verified Vacant Sales Available to Develop the Valuation Model  
Area 50**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
2294600	2250	04/12/01	60000	13750	N	N	
2294600	2480	03/01/00	45000	6875	N	N	
2294600	3945	08/07/01	68000	31895	N	N	
2768620	2120	05/25/00	10000	5000	N	N	
2789320	0025	05/02/01	42500	6937	N	N	
2789320	8305	02/26/01	37500	12025	N	N	
8024600	0035	06/14/01	65000	18199	N	N	
8809180	0040	02/03/00	50000	8769	N	N	
9023800	0042	06/21/01	55000	8939	Y	N	
9023800	0043	06/21/01	55000	9073	Y	N	
9023800	0193	05/01/00	100000	13325	N	N	
9024000	0133	09/26/01	75000	8785	Y	N	
9100360	0125	07/06/01	5184000	15195	Y	N	
9342304	9277	03/28/00	165000	86248	Y	N	
9537980	1118	03/14/00	59800	7200	Y	N	
9537980	1485	04/17/00	58000	11232	N	N	
9537980	3935	11/30/00	65000	11100	N	N	
9537980	5892	09/10/00	40000	5892	N	N	